

SEA TERRACE II TOWNEHOME ASSOCIATION

Revised Time Line

VERY IMPORTANT INFORMATION!!!!!!

The Sea Terrace II Board is completing pre-work toward the upcoming summer painting of our homes and fences. As you know, the lead based testing that is mandated by law has been scheduled for May 6th and the general painting is expected to commence in August.

Please note the following for time lines, responsibilities and ongoing work.

Pre-Work Required for the Painting

To help facilitate the repairs needed prior to painting, Niguel Shores has begun removing or cutting back all foliage that covers the exterior side of the fences and townhomes. Townhome owners will be required to remove the foliage on the interior of the property fences, cut back, or arrange so that the painters can access. Painters are not responsible for the removal of foliage on townhomes and fences. This work needs to be completed by July 15, 2013.

In addition to the maintenance of your fences (inside and out), all repair or replacement of dry rot, termite damage or other home or fence maintenance must be complete by July 15, 2013. We encourage all *renters* to contact the owner of the property for discussion of any pre-painting work needed on townhomes and fences. A list of local contractors or handymen is attached.

WHAT HAPPENS AFTER JULY 15?

July 15, 2013 is a very important date to remember, as all work on your homes and fences needs to be complete. After July 15th, the painting contractor will review the area for a final walk thru, prior to scheduling the actual power wash and painting. If the necessary work has not been completed, the owner may receive a follow up from Sea Terrace II or Niguel Shores. "Necessary work" is being described as fences and homes with dry rot, termite damage or other exterior home/fence damage or foliage that will impede the painting of Sea Terrace II in a timely manner. If the painting contractor has to return because the property was not ready for painting, the Association will be charged an incremental fee. This fee will then be accessed to the owner of the property.

WHAT ARE THE PAINT COLORS?

The painting committee is in the final process of selecting a color palette for Sea Terrace II. At this time, we expect the current colors to be available, and several new colors to be added for your selection. Just as in previous painting years, the color for your homes will be the same within each physically attached group of homes. Color selection is up to the owners, so please contact your neighbors once the palette is finalized. We will have samples available and also will publish the colors numbers for your reference.

SUMMARY

In order to protect our mutual property investments, ongoing maintenance is required for all homes and fences. The community is over 40 years old, and is showing its age. Painting is one way we can continue to maintain our investment and ensure a pleasing environment for all concerned. If you have any questions or concerns, we encourage you to contact your Sea Terrace II Board ASAP. You may leave a voice mail at (949) 216-0832.

Thanks for your cooperation.

<i>Joe Ross</i>	<i>President</i>
<i>Adrienne Ruben</i>	<i>Vice President</i>
<i>Jeannie Sticher</i>	<i>Secretary</i>
<i>Gary Mitchell</i>	<i>Treasurer</i>

The following are contractors who have been working in Niguel Shores. These are without recommendation and only provided as a courtesy to our Townhome owners.

Allied Pacific Construction

Tim Underwood 949 240-4005 or 949 374-4464(cell)

Emery Construction

Joel Emery 949 661-8239 or 949 874-8257(cell)

Mike Riley 909 275-3468.

The SeaShore News also contains additional names.