

**December 28, 2023**

**SAN SIMEON HOA ANNOUNCEMENT  
ROOF REPLACEMENT PROJECT**

The Board wishes to advise that following an in depth review, it has voted to move forward with the obligation required under our Homeowners Associations Declarations to *replace all roofs*. A contract with Gone Coastal Roofing has been approved and executed. The tiles and materials have been ordered and work is scheduled to begin upon their arrival in the second week of January, 2024.

The entire project has been estimated to take 9 months from start to finish. Work will begin with the 4100 Cherrybrook loop building(s) proceed on each side through to the end. Levitts(2 car garages) building will be the first and this order may subject to be changed depending on the condition of the roof. A few days prior to the start of a specific building, a notice will be placed on each unit's entrance door advising the date and with detailed instructions. In the event, there are any drywall damages or other issues, from the settling of the roof, that are not the Association's responsibility, to maintain and repair.

OTHER INFORMATION

Work hours are between 7:30 a.m. to 5:30p.m, Monday through Saturday

The following will apply during work on your building:

- Contractor will require complete access to driveways for up to 14 days and your vehicle may be parked on the street
- Vehicles in the garage that will be required during this period should be removed and may be parked on the street, preferably not directly in front of your unit, which could block the movement of equipment.

Satellite dishes, holiday decorations or any addition on the roof that were not included by the developer, must be removed. The contractor and/or the Association are not responsible for any damage to these items.

In the event, the replacement of damaged fascia is required, the contractor will take all due care, to replace the fascia, without actually removing the gutters, however, neither, the contractor and/or the Association are responsible for any possible damage that may occur to the gutters. (As these were installed by Homeowners, they have the option of removing them, in advance)

Notwithstanding, Gone Coastal will take all due care, neither they and/or the Association are responsible for any damages incurred to driveways, screens, drywall cracking and water lines.

While they are also not responsible for any damages to exterior landscapes, including grass, plants and trees, the Association will undertake repair, provided the items in question were not added by the Homeowner, which are their responsibility.

It is therefore extremely important that any damages, caused by the contractor be reported immediately to the Project Manager - preferably with pictures, within 15 days from the completion of your building. Owners must ensure their Tenants are advised, regarding compliance

It is the Homeowners responsibility to inspect their unit after work is completed and report any issues to the project manager. This is an extremely large and important undertaking, involving construction vehicles and workers moving about our community, for an extended period of time. Your patience and cooperation is requested and would be greatly appreciated.

**Regards,**

**San Simeon Board**