



Pine Tree Trail, Jupiter, Florida

September 1, 2010

Dear Homeowner:

The Board of Directors has awarded the exterior painting contract to Coastal Painting and Waterproofing. With an overwhelming positive response from our Owners, the paint project is now scheduled to begin November 1, 2010. A section of homes in Phase III will be completed between November 1 and November 24. The painting of homes will then stop for the Holidays and resume after the New Year. During that period the paint contractor will work on the perimeter wall only.

The new colors have been selected. There are 10 colors in total. Enclosed is the list of colors and addresses where the colors have been painted on Hampton homes for your review. Regal Paint Center at Chasewood Plaza also has the color board posted in the showroom. The process of color selection will require each Owner to respond by completing the forms enclosed and returning to Management for processing. This will be a two part process. Please complete the form enclosed by indicating your **current** house color. This information will be processed and confirmed. Management will confirm colors on any homes where Owners do not respond. Based on your current house color, a form will be sent to you indicating the new colors for your base color. A currently yellow home will be given the choice of the two new yellow selections. You will be instructed to choose one of two colors. If the Owner wishes to change the color of the home (yellow to green) an Architectural Change Form will be required also. The request will be reviewed to determine if either neighboring home is choosing the same color, and to determine if the new color choice will match the existing roof. These ACC requests will be reviewed and final determination will be given to the Owner in writing. Those Owners who do not make a choice for color will be automatically designated the "default" color. Also, any Homeowner being delinquent on any HOA fees will be designated the "default" color. For the possibility of two neighbors requesting the same color, the first determining factor will be to confirm all HOA fees are paid in full. Additionally, the Owner who responds first will have the first option.

The painting will include all home exterior walls. The trim, garage door, all exterior doors, gutters decorative shutters, fences and gates will be painted white. The downspouts will all be painted to match the body color of your home. If you have any area of your home that you **do not want painted**, you must include the information in the "Opt Out" portion of the enclosed form. You may not "opt out" of painting entirely.....however, due to warranty issues, new garage doors or gutters may opt out for that purpose. Additionally, homes with landscape vines that will not be removed for painters or any other reason, must state the location and reason for not painting any exterior area. The Association will not be responsible for these areas not painted and there is no reduction to the cost for opting out.

If you are interested in having Coastal Painting handle work outside the contract, please include that request by checking the section provided on the color form. The paint contractor will provide a proposal for your specific request. If you wish to proceed, you will pay the contractor directly for the additional work.

All homes will be inspected and video taped prior to start up. A report will be kept on file of any areas or items that were damaged or missing prior to painting. Owners will be notified of any repairs needed prior to painting. Where appropriate repairs are not made by the Owner, and the paint

Hamptons at Maplewood HOA, Inc.

Bristol Management Services, Inc. – Managing Agent
1930 Commerce Lane, Suite #1, Jupiter, FL 33458
(561) 575-3551 – Fax (561) 575-5423



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Contractor, at his sole discretion, determines that the surface cannot be painted because of the damage; it will result in the contractor "skipping" your home entirely, or possibly just the area of concern. Should the Contractor incur additional costs due to having to return to complete the painting, those costs will be borne by the Homeowner.

The Landscape Contractor will be working ahead of the Paint Contractor to trim plants and trees away from walls. Except for those noted in "opt out", all landscape that is attached to exterior walls or columns (vines) must be removed by the Homeowner, and any damage to the surface must be repaired at the Owners expense. Areas not maintained by the HOA such as rear yards must be addressed by the Owner. Management will coordinate with the landscaper and irrigation during the process to stop service to each area being painted. Where landscape material is damaged during the paint process (some cannot be avoided), replacements will be made where agreed by Management and Contractor is warranted.

The process for payment offered Owners three options to pay. Those Owners who chose the two payment plan of \$750.00 must make their 2nd final payment of \$750.00 by November 1, 2010. The payment plan over three years will be included in your quarterly billings.

We respectfully request that you refrain from asking questions or making complaints to the Contractors working on your home. The Contractors Employees have been instructed not to respond to Owners inquiries, and may not be fluent in English. There will be an English speaking Supervisor on site at all times, to which all inquires should be directed if immediate attention is required. All other questions or concerns should be directed to Bristol Management by phone (561) 575-3551 or email to pam@bristolmanagement.com.

In summary, please see below the schedule of events as noted above.

- Complete the forms enclosed and return to Bristol Management by September 15, 2010.
- Owners should review and make needed repairs to home now.
- Color Selection Forms will be sent to each Owner for selection on September 20, 2010 and will be due back by Oct. 1, 2010.
- Color Selection will be confirmed in writing prior to start up.
- Notices are posted on each home in advance of pressure cleaning and painting. Painters will complete 12 homes per week (weather permitting).
- Final inspections are made. Owners are notified that their home is complete and are asked to review for any needed touch ups.

We anticipate a smooth running project and will promptly act on all concerns as they arise. Your patience during the very large project is anticipated and appreciated. Please check the website for scheduling and updates related to the project.

Sincerely,

Pamela McLendon, LCAM

For and on Behalf of the Board of Directors

Enclosures

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THE HAMPTONS AT MAPLEWOOD HOA

COLOR CONFIRMATION

Dear Homeowner:

Please complete the following information and return for processing no later than September 15, 2010.

To the best of my knowledge, the **current** color of my home is:

Gray

Green

Yellow

Pink

Beige

Coastal - Contact Owner for additional work

Describe work: _____

Name:

Address:

Contact #

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Hamptons at Maplewood Homeowners Association, Inc.
c/o Bristol Management Services, Inc.
1930 Commerce Lane, Suite 1
Jupiter FL 33458
561-575-3551

Request to Opt Out of Painting

Re: The Hamptons at Maplewood – Painting Project

Dear Resident:

The Association is preparing for painting the exterior of the homes in the community. You may request to “opt out” of the painting for some portion of your home (for example, vines or other plantings are attached to the home, new garage door). All metal fences will be painted. No option for fences. There is no reduction to the cost for opting out.

If you are interested in requesting the Association to skip a portion of your home in the painting project, please complete the bottom portion of this form. Please **return the entire form** in the envelope provided.

Thank you.

Street Address of Property: _____

Details of area not to be painted:

1. _____
2. _____
3. _____

Reason for not wanting that area to be painted:

1. _____
2. _____
3. _____

The undersigned homeowner(s) agree(s) and understand(s) that he/she/they will be solely responsible if the above-referenced area requires painting in the future.

Owner Name(print)

Owner Signature

Date

Email Address

Phone Number

The Hamptons at Maplewood

Paint Color Selection by Benjamin Moore Paints
 Small sample jars may be purchased at:

Regal Paint Center
 Chasewood Plaza, 6390 Indiantown Road Jupiter 745-1115

2/A 1550	1550 Cumulus Cloud ✓
2/B 1551	1551 Iapaloma Gray ✓
weekend getaway 473	473 Weekend Getaway ✓
mistletoe 474	474 Mistletoe Green ✓
valley view 214	214 Valley View ✓
yosemite yellow 215	215 Yosemite Yellow ✓
palm desert tan 1123	1123 Palm Desert Tan ✓
saddle tan 1124	1124 Saddle Tan ✓
cinnamon 'n' spice 1215	1215 Cinnamon 'N' Spice ✓
baker's dozen 1216	1216 Bakers Dozen ✓

Samples of the colors are featured on the front of the following houses:

- | | | |
|-----|----------------|--------------------------------|
| 114 | Hampton Circle | Cinnamon N Spice/Bankers Dozen |
| 116 | Hampton Circle | Cumulus Cloud/Iapaloma Gray |
| 118 | Hampton Circle | Valley View/Yosemit Yellow |
| 199 | Hampton Circle | Weekend Getaway/Mistletoe |
| 136 | S. Hampton Dr. | Palm Desert Tan/Saddle Tan |