

PALMETTO POINTE TOWNES TOWNHOMES OA

Dear Homeowners,

This letter serves as an important reminder regarding the roofs that were replaced in **September 2023** on the following townhome buildings:

- 1–7 Moon Beam Court
- 11–19 Moon Beam Court
- 6–16 Fawns Leap
- 121–131 Starshine Circle
- 140–148 Starshine Circle
- 147–155 Starshine Circle

These roof replacements were completed by **4D Construction**. While the Association assisted in facilitating the roof replacement project, **all costs associated with roof repairs, maintenance, and warranty-related service remain the responsibility of the individual homeowner**, as provided for in the Association's governing documents.

To ensure that the manufacturer's and/or contractor's roof warranties remain valid, **any roof repairs, warranty concerns, or maintenance related to the roof system should be coordinated through 4D Construction**. Unauthorized repairs or alterations performed by another contractor may affect or void applicable warranty coverage. As a reminder all exterior projects/repairs need to be submitted to the HOA for ARB approval. ARB application can be found on the website.

If you notice a roof leak, storm damage, or any condition requiring attention, please contact 4D Construction directly using the information below:

4D Construction

73 Heritage Parkway

Bluffton, SC 29910

Phone: (843) 295-6385

Email: construction4d@yahoo.com

If you have questions regarding this policy or need additional assistance, please contact the Palmetto Pointe Townes Townhomes Owners Association.

Thank you for your cooperation in helping preserve the integrity of our community's roofing systems and maintaining the applicable warranty coverage.

Sincerely,

Board of Directors

Palmetto Pointe Townes Townhomes Owners Association