

DECK/PATIO CEILING PAINT PROJECT AND DECK RE-COATING PROJECT (Reserve Fund Projects) May 11th - June 17th, 2020

The current deck ceiling paint and deck coatings are at the end of their predicted lifespans and showing minor signs of deferred maintenance. In order to preserve the decks, The Board has decided to proceed with recoating this component as recommended in the Reserve Study and by observation of the aging of these components. This contract was executed on December 30th, 2019.

It is mandatory that all owners and residents participate in this project and cooperate as needed for access to the decks and the deck/patio ceilings. The contractor will be following the Governor's site requirements for construction, personal safety and social distancing.

All access will be obtained via ladder from the exterior of the building. They will be walking through the exterior gates and the interior courtyard and garden areas. The lounge will be reserved for their use from the sliding glass door. The lounge will be closed to resident use during this timeframe. They will be adding portable wash stations in addition to their use of the lounge.

All items must be removed from the decks/patios for the painting. You may return them once your ceiling is painted.

For the deck re-coating all items must be removed 2 days prior to the start date of your stack. You cannot use your deck from the time your deck is washed, during the re-coating, and for 7 days after your deck has been re-coated. This is to give the surface time to harden. A notice will be emailed when it is safe to replace your deck items and when you can reuse the deck. If there is rain, they will tarp the decks off with plastic.

There will be no or limited access to the North garage gate on approximately the following dates: May 22nd, May 26th, and June 1st - June 15th. This is to allow ladder work for the units above the garage doors.

The No Parking Signs are reserved for this project. If you need No Parking Signs you will need to rent them from a company such as National Barricade.

We are aware that some of you may not have returned by the time the project starts. If that is the case, please contact the Board so we can arrange for assistance. BBQ's can be stored along the fence railing in the interior courtyard. You should use a bike lock or similar item to lock your BBQ to the railing. Propane tanks are not to be stored inside your unit. Any items that you store

outside of your unit are at your own risk. The HOA cannot guarantee their safety. Please leave your contact information on personal items in case we need to contact you.

Due to the nature of this project we will not be able to accommodate personal schedules.

Please review the attached work schedule for the dates pertinent to your unit.

We appreciate your cooperation during this project.

The Courtyard at Queen Anne Square Board of Directors
April 29th, 2020