

LAKE SAWYER SOUTH COMMUNITY ASSOCIATION

September 13, 2016

Dear Neighbors,

As you are probably aware, Pulte Corporation (PULTE) is conducting home inspections and making repairs to several homes in our community due to defects that may have occurred as a result of defective original construction. These defects are especially apparent in the townhomes with the TJI joists and exterior stucco being the most prevalent. PULTE has already been ordered by Orange County to make repairs to the TJI joists, but they also reached out to the Association several months ago in a letter stating:

"PULTE is committed to implementing any necessary repairs to the exterior stucco systems. Having inspected some townhomes, PULTE has now developed an approach to address the issues. PULTE wishes to address these concerns immediately."

PULTE has been in the community for most of the summer, inspecting and repairing homes that have issues. Not all of them do, but they are fixing any problems they find. It is easy to spot these homes if you drive around the community. Look for the silver tape and scaffolding. The goal for this Board of Directors since the election last November has been simply to get the townhome buildings fixed. Having PULTE do the work under warranty is the fastest and best solution for our residents and the Association. It's time to get it done!

There are two separate issues that need to be addressed by you, the townhome owner: TJI repairs, and an exterior building inspection/repairs. Doing so is very simple and will not require a lot of your time, but it is essential that you act now.

ACTION ITEM 1:

Numerous parties have characterized the structural concerns in the townhomes (TJI joists) as a serious health, safety and general welfare liability for the residents and community. We are asking all townhome owners to contact PULTE within the next 15 days to grant them permission to begin structural repairs to the TJI joists. These repairs are at no cost to you.

ACTION ITEM 2:

Numerous parties have also characterized the defective stucco and associated damages as a serious health, safety and general welfare liability for the residents and community. As such, we are also asking all townhome owners to contact PULTE within the next 15 days to grant them permission to begin exterior inspections and make any necessary repairs. This will be done as warranty work and is also at no cost to you.

We are hoping everyone responds to this notice, but if not, the Association does have both the authority and the responsibility to act on your behalf to affect repairs. What does this mean? The Association's Declaration of Covenants, Conditions, Easements and Restrictions, and specifically Article VI, Section 5(K) of our Declaration gives the Association the authority to grant permission on your behalf, specifically to take all necessary action to correct the unsafe and unhealthy conditions. This section also states

the Association may assess the owners to cover the cost of any repairs or maintenance. Despite what you may have been told, if PULTE performs any inspection/repair of your unit, IT WILL BE AT NO COST TO YOU OR THE ASSOCIATION, and there will be no assessment! The Association exercising its authority to take action to repair your unit without your permission is a last resort and we are only considering it because of the many serious health and safety concerns that have been raised about conditions in the townhomes.

Here is the bottom line. You have the power to get your home fixed under warranty and at absolutely NO COST to you. Contact PULTE within the next 15 days. They will need you to sign the documents required for them to begin structural repairs to the TJI joists. At the same time, tell PULTE you are requesting a full exterior inspection of your unit and want them to repair any stucco damage or defects. You will also need to sign the documents granting that permission. After the paperwork is complete, they will begin the work.

Thank you for your attention to this matter. You may contact PULTE through email at **jennie.shannon@pultegroup.com** or by calling **(407) 661-2190**.

Sincerely,

LSS Board of Directors