

ROOF REPLACEMENT PROJECT



July 28, 2021

RE: Project Schedule & Protocols

Dear Big Trout Condo Owner(s):

Beginning Monday, August 2, 2021, roof replacement will begin on buildings 16 and 23 (see the map on the next page). These buildings were selected for first replacement because of their age and condition of roofing materials. The order of buildings for the rest of the project will be determined as we further investigate the condition of the remaining roofs. It's our goal to provide you with at least one week's notice prior to the start of work on your building.

Unfortunately, we have fallen short of that goal for the start of work on buildings 16 and 23 but our options were limited. Postponing for the sake of providing a longer notice period may have pushed the start of this project later into the year.

There's a learning curve at the start of every major replacement project so please bear with us as we solve problems inherent to this type of work and incorporate efficiencies. Changes may be required to ensure the best finished product, which could require flexibility from residents. As necessary, construction updates will be sent via email and posted on sandwich boards onsite (near the buildings that are under construction). Schedules are subject to change without notice but we will do our very best to keep you informed.

We expect the roof replacement of each two story building to be complete within one week while three story buildings are expected to take two weeks. Work will continue until weather no longer permits. Two crews will be onsite each week, one for each building respectively. Work hours begin at 8:00am and end at 6:00pm, Monday through Friday and possibly on Saturday (no work on Sunday) but this schedule may be amended as the project unfolds.

Residents can expect to hear construction related noise during work hours. Crews will work on ladders and lifts to replace the roofing materials on two and three story buildings, which means second and third story units may experience some loss of privacy while construction is underway on and around their building. Equipment and materials may temporarily prevent access to your garage and/or parking space and to through traffic. To avoid being blocked in, each day that you intend to drive please move your car away from the construction zone (out of your parking space / garage to another part of the community or offsite) prior to the start of work.

We understand that this project may result in some inconvenience but it's necessary to ensure the proper maintenance of your investment. Thank you in advance for your patience and support.

In Partnership,

Big Trout Condos Board of Directors

By Rockwood Property Management

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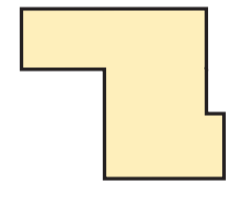

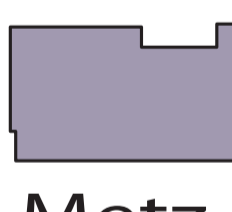
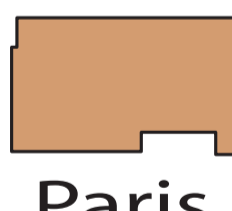
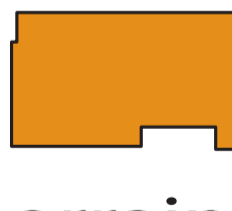
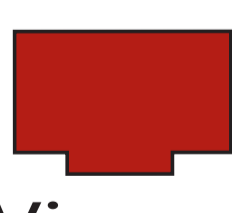



The Villas
AT BIG TROUT

NEW
SECONDARY
ENTRANCE

HOMESTEAD

NEW
PRIMARY
ENTRANCE

- UNITS PER BUILDING**
- 15 274-287
 - 16 288-303
 - 18 304-317
 - 19 SHOP
 - 20 380-403
 - 21 342-367
 - 22 404-419
 - 23 368-379
 - 24 420-445
 - 25 446-461
 - 26 474-485
 - 27 462-473
 - 28 486-497
 - 29 510-521
 - 30 498-509
 - 31 VILLAS FITNESS, & POOL

-  Bordeaux
-  Valence
-  Marseille
-  Chavenay
-  La Rochelle
-  Avignon
-  Metz
-  Paris
-  Lorraine
-  Vienne
-  Carport Parking & Storage
-  Guest Parking
-  Fire Lane Chains