

Dear Lake Sawyer South Townhome Residents:

We are pleased to advise you that the Lake Sawyer South Townhome Roofing Project is moving forward. The **estimated start date is Monday, September 7, 2026**. Please understand that this date is subject to change due to weather, material availability, permitting, or other construction-related circumstances.

The project will be completed in phases, with residents receiving additional notice as work progresses to their building. Our goal is to complete the project safely, efficiently, and with as little disruption as possible.

REQUIRED RESIDENT PREPARATIONS

Before work begins on your building, all residents must complete the following:

1. **Vehicles:** All vehicles must be moved away from the buildings and garages during active construction hours. This is necessary to provide contractor access and to protect vehicles from falling debris, roofing materials, nails, and other potential damage.
2. **Lanais/Patios:** Remove all furniture, decorations, grills, plants, and other personal property from your lanai or patio area before work begins on your building.
3. **Access:** Please ensure access to your lanai/patio area is available if required by the roofing contractor.
4. **Interior Items:** Secure or temporarily remove pictures, mirrors, wall decorations, fragile items, and objects stored on shelves—particularly on upper floors. Roofing work can create significant vibration throughout the building.
5. **Satellite Dishes/Solar Panels:** Remove all portions of satellite dishes and solar panels from the roof.

WHAT TO EXPECT DURING CONSTRUCTION

Work Hours: Crews are expected to work approximately **7:00 AM to 7:00 PM, Monday through Friday**, with work potentially continuing until dusk when necessary. **Saturday work may also occur** depending on weather, scheduling, and project progress.

Noise & Vibration: Roofing is heavy construction. Residents should expect significant noise, hammering, construction activity, foot traffic on the roof, and vibration throughout the building during working hours.

Construction Materials & Debris: Roofing materials, equipment, dumpsters, trailers, and other construction-related items may temporarily be located throughout the community. Every effort will be made to keep work areas orderly and minimize disruption.

Safety: Active construction areas may contain temporary hazards, including falling debris, roofing materials, equipment, and nails. **Children and pets must be kept away from all active construction areas.** Residents should also avoid walking through or entering areas designated or marked for construction.

IMPORTANT PROPERTY PROTECTION NOTICE

Because this project involves significant roofing and construction activity, residents are responsible for taking reasonable precautions to protect their personal property.

The roofing contractor and Association cannot be responsible for damage resulting from items that have not been properly secured or removed from work areas, including **pictures or decorations falling from walls, items falling from shelves, unsecured patio or lanai furnishings, or vehicles remaining within designated construction areas.** Minor cosmetic cracking may also occur due to normal vibration associated with roofing construction.

PROJECT SCHEDULE & COMMUNICATION

The **September 7 start date is estimated**, and the schedule for individual buildings will also be approximate. Weather and unforeseen construction conditions may affect the timeline.

As the project progresses, residents will be provided with additional information regarding **when work is expected to reach their specific building and any additional preparations that may be required.**

We understand that a roofing project of this size will create temporary inconvenience. We greatly appreciate everyone's cooperation, patience, and attention to these instructions. These improvements represent an important investment in the long-term maintenance, protection, and appearance of our townhome community.

If you have questions or immediate concerns regarding the project, please contact **Tiffany Castille with Leland Management.**

Thank you in advance for your cooperation.

Phase 1 (2026):

- All Jailene
- All Anselmo
- All Fordson
- All Vennetta

LAKE SAWYER SOUTH COMMUNITY ASSOCIATION TOWNHOME ROOFING PROJECT NOTICE

- 12836 – 12876 Salomon Cove Windermere FL
- mailbox kiosk

Phase 2 (2026):

- All Fairgrove
- 12804 – 12832 Salomon Cove Windermere FL

Phase 3 (2027 or 2028):

- All Moser
- 12702 – 12738 Salomon Cove

Sincerely,

Board of Directors
Lake Sawyer South Community Association