

JESUP'S LANDING HOMEOWNERS ASSOCIATION, INC.

COMMUNITY IMPROVEMENT PROJECT ANNOUNCEMENTS

April 24, 2017

Re: Mulch, Landscape Enhancements, and Pressure Washing

Dear Homeowners,

Hope your new year is off to a good start thus far. The Board of Directors wanted to announce some upcoming landscape, and maintenance projects you'll see occurring on the property in the coming weeks.

Landscape maintenance is an ongoing project in any community, the standard contractual items occur each week, irrigation inspections continue each month but we are at a point in the project where we have seen some plant material starting to die, and other plants just are not thriving in the property. The Board has undergone several landscape walkthroughs with Management and the Landscape Account Manager for Yellowstone Landscaping and have developed an enhancement plan to refresh the community's landscape and bring some greater uniformity to the property. The Board has approved a proposal for a large-scale project to replace specific plants throughout the property, and to complete the installation of a hedge around each building to bring a consistent tiered landscape look to each plant bed. This project is anticipated to commence in late May through early June due to the current drought we're experiencing as well as watering restrictions. Please note these projects will take several weeks to prep, modify irrigation, install material, and finally- mulch. This projects timeline may change based on weather conditions, please check the HOA website for updates to timelines.

Mulching of the community is another upcoming project. The Association has contracted with the landscaper to install mulch throughout the property once the landscape enhancement project is completed. The common areas as well as the units will receive mulch with this project.

The final stage of this project will be pressure cleaning of the Association's sidewalks. All common area sidewalks, curbing, and entrance signage will be included in this scope of work. The buildings are not included in this scope, nor are the staircases and porches as they are individual homeowner's responsibilities. Please evaluate your individual property to conclude if this is something you need to do individually, and if so please try to complete this project prior to the landscape enhancements projects commencement.

We would like to thank you for your time to read this update, and take care of any maintenance needs at your home so we are ensuring a well-maintained community to keep property values high for everyone. We hope to see you at the Annual Meeting of the Association scheduled for Tuesday, May 23, 2017 at 6:00 pm at the community clubhouse. (Separate mailing to follow.)

If you have any questions or comments regarding these projects, please contact Jessica Cox, of Leland Management at 386-310-2853 or jcox@lelandmanagement.com. Please be sure to check the mailbox area bulletin board and the Association's website for updates: www.jesupsLandingHOA.org.

Sincerely,

Jesup's Landing Homeowners Association, Inc. Board of Directors