



Condominium Association, Inc.
2 Bethany Court
Franklin Park, NJ 08823
Phone: (732) 821-6314
Fax: (732) 821-6476

Re: Society Hill at Somerset III Condominium Association: Roof Replacement

Dear Resident:

The purpose of this letter is to inform you of the work process and what to expect. The replacement of roofs such as these is a voluminous undertaking. Please be assured, however, that we hope to minimize as much of the inconvenience and disturbance as possible.

The contractor, Fox Chase Contracting, is preparing to begin work in your community on or about **March 31, 2019 (weather permitting)**. The process of removing and replacing the roof shingles on these buildings may take between approximately three to five working days (barring unfavorable weather conditions), depending on the building type. Additional work will follow to replace soffits, reinstall removed siding after the roof work is complete, and install gutters and leaders. Fox Chase will post a notice on your door at least 48 hours prior to starting work at your unit.

Should you have a satellite dish attached to your roof, Fox Chase will remove the dish and place it on the ground next to the building and you will be responsible for having it reinstalled at a different location approved by the Association. Under no circumstances are the satellite dishes to be reinstalled on the new roof.

The contractor is fully responsible for protecting your unit from damage during the replacement process. The contractor, however, cannot be held responsible for minor damage such as nail pops/stress cracks in the walls and ceiling (due to vibrations from hammers and other normal work processes on the roof and walls). Please remove any personal items from around the exterior of your building including landscape decorations, flowerpots, bird feeders, etc. and all screens from your windows and patio doors. Additionally, on all floor levels, mirrors, picture frames and breakables should be removed from the walls and or ceiling, and personal items should be removed from the attic spaces. The contractor will take steps in protecting the building exterior from damage, however occasionally material may fall that could damage fragile items left adjacent to the building. Further, all screens should be removed from the windows and patio doors. The homeowner will be solely responsible for any items left on or around the building or screens remaining in windows or patio doors. Owners with chairs or tables on their private decks and balconies should have them removed prior to work starting on the building. Personal items left on or adjacent to decks and/or balconies will be the unit owners responsibility should damage occur. Fox Chase will do all that is possible to prevent damage to personal items left on or adjacent to the building area but Fox Chase accepts no responsibility for items left in the work area.

During the work on your building the Contractor will be loading and removing roof and siding materials from the building so please have your vehicles removed from the parking spaces in front of the building by 7:30 am during the days of roof replacement work on your building.

Most importantly, please stay away from the exterior of the building during the replacement process. If you need to enter or exit the building, please take extreme caution and when entering notify one of the workers on the ground so they temporarily suspend work. The workers are allowed to work on your building from 7:30 am to 6:00 pm. **Children should be warned to keep clear of all work areas, including material storage areas.** If you experience any problems during the roof replacement, please report them to the office. Thank you for your anticipated cooperation during this effort.

Sincerely,

Board of Directors