



P.O. Box 676
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484-534-5411

August 12, 2013

To All Monroe Court Homeowners:

Monroe Court homeowners are responsible for maintaining the exterior of their units in accordance with the architectural guidelines set forth in the Monroe Court Rules and Regulations, Revision B, dated April 22, 2013.

In the Spring 2013 newsletter, homeowners were given detailed information on the maintenance of their unit's shutters and front doors since, over time, the colors have faded and some shutters were broken. Specifically, Section 2, paragraphs 2.7 and 2.8, of the Rules and Regulations, provide the architectural guidelines for such maintenance. Several homeowners have performed this maintenance and their units look great!

In order to maintain the overall appearance of the community, homeowners who have not performed this maintenance are being asked to do so by **October 27, 2013** to avoid any warnings or fines.

The recommended paint is Home Depot's Behr Exterior Bordeaux. If you need to replace your shutters, Home Depot's Builder's Edge Raised Two Panel Vinyl Shutters in Bordeaux should be used. If you wish to hire a contractor for this maintenance, please make sure they are aware of the color/style to be used. Or, you can call Taylor Made at 215-266-3348 for an estimate. They have agreed to give everyone the same estimate based on your model and will be able to do multiple homes at a time which may result in savings to you.

If, for some reason, you are unable to meet this requirement or if you believe your shutters/door do not need fresh paint/repair/replacement, you must submit a request for a waiver by contacting Premier Management at 484-534-4411 or monroecourt@premiermanagementcompany.com. A review of all requests for a waiver will be conducted on a case by case basis to resolution.

Sincerely,

PREMIER MANAGEMENT COMPANY

premiermanagementcompany.com