

EXTERIOR PAINTING PROPOSAL

November 12, 2025

TO: Association Management Partners, LLC
2436 N Federal Hwy, #205
Lighthouse Point, FL 333064
Attn: Matt@AMP-Florida.com

FOR: Centra Falls Homeowners Association, Inc. (16 townhome buildings and one pool house)
1080 NW 124th Terrace,
Pembroke Pines, FL 33028

Dear Centra Falls Homeowners Association,

I would like to take this opportunity to inform and introduce you to **Creative Painting Inc.** We are a family-owned and operated contractor serving clients in the South Florida area for the last 30 years.

Creative Painting Inc. has built a dedicated team of professionals that specialize in Commercial and Residential projects. Our **Commercial Division** provides the following services: (i) exterior and interior painting of new developments or the repaint of existing buildings, (ii) tenant improvement buildouts for tenants across all asset types (e.g. office, retail, medical, industrial), (iii) waterproofing of the building envelope to prevent water intrusion and structural damage, and (iv) stucco repairs. Our **Residential Division** specializes in the following areas: (i) exterior and interior painting of new construction homes or the repaint of existing, (ii) roof painting, (iii) garage floor epoxy application, and (iv) home remodeling.

We are a customer-oriented contractor and stand firmly behind our mission, “*Your Property, Our Priority*”. With over 30 years of experience, we understand the needs of property owners, property managers, condominium association boards, and tenants when it comes to the maintenance of your property. Our team streamlines your project by providing consistent communication, budget-friendly options, on-time and on-budget completion, and comprehensive services allowing our customers to deal with fewer contractors.

We have partnered with the largest homebuilders in the United States, general contractors, property management companies, and condominium association boards across South Florida. Please feel free to request a Reference List for more information.

Creative Painting Inc. is a fully licensed and insured contractor. Our trained team members are vetted and are committed to providing our customers with the highest quality and professionalism.

We are pleased to offer **Centra Falls Homeowners Association** the following proposal to meet the specific needs of your community.

Sincerely,

Shai Cohen

Shai Cohen
Creative Painting Inc.

SCOPE OF WORK

EXTERIOR PAINTING

- Pressure wash all stucco surfaces, windows, and exterior doors with a 3000-PSI pressure washer.
- Cover and protect all windows, floors, and fixtures prior to painting.
- Caulk and waterproof all windows, building trim, and exterior doors, as needed.
- Painting Contractor will identify all stucco damage and stucco cracks in the existing substrate and repair as follows:
 - o For hairline cracks 1/16 inch or less wide – seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound.
 - o For cracks 1/16-3/5 inch wide, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound.
 - o For cracks deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap and to eliminate three-point adhesions. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound.
- Prime all exterior walls, building trim, balcony walls and pool house with one (1) coat of Sherwin-Williams 3-to-1 Masonry Conditioner to bond lightly chalking stucco surfaces to ensure paint topcoat will adhere to the surface.
- Paint all exterior walls, building trim, balcony walls, pool house, mailbox structure, and two monument signs with two (2) coats of Sherwin-Williams SuperPaint Exterior Acrylic Latex Satin.
- Paint all exterior unit entry doors, door frames, and garage doors with two (2) coats of Sherwin-Williams SuperPaint Exterior Acrylic Latex Satin.

EXCLUSIONS

- Scope of work excludes pressure washing or painting of the roof.
- Scope of work excludes painting of the window frames and light fixtures.
- Scope of work excludes painting of the aluminum balcony railings.
- Scope of work excludes painting or pressure washing of the pool deck flooring.
- Scope of work excludes painting the interior of the pool house.
- Scope of work excludes painting or replacing the unit numbers above garage doors.

TOTAL PRICING

UNIT TYPE	PRICE
BUILDING 1 – 7 UNITS	\$10,275.00
BUILDING 2 – 7 UNITS	\$10,275.00
BUILDING 3 – 7 UNITS	\$10,275.00
BUILDING 4 – 5 UNITS	\$8,070.00
BUILDING 5 – 6 UNITS	\$15,288.00
BUILDING 6 – 6 UNITS	\$15,288.00
BUILDING 7 – 6 UNITS	\$15,288.00
BUILDING 8 – 5 UNITS	\$13,451.00
BUILDING 9 – 5 UNITS	\$13,451.00
BUILDING 10 – 5 UNITS	\$13,451.00
BUILDING 11 – 4 UNITS	\$11,687.00
BUILDING 12 – 4 UNITS	\$11,687.00
BUILDING 14 – 5 UNITS	\$13,451.00
BUILDING 15 – 5 UNITS	\$13,451.00
BUILDING 16 – 6 UNITS	\$15,288.00
BUILDING 17 – 6 UNITS	\$9,173.00
POOL HOUSE	\$2,419.00
MONUMENT SIGNS AND MAILBOX STRUCTURE	\$480.00
TOTAL PRICE	\$202,745.00

** Price shown above includes all material, labor, equipment and sales tax*

PAYMENT TERMS

Payment terms to be discussed at acceptance of Proposal.

A Construction Contract shall be executed succeeding acceptance of this Proposal. The Construction Contract shall be a binding document and include all terms and conditions between Owner and Contractor.

TERMS AND CONDITIONS

Contractor Responsibilities: (a) Contractor shall include the furnishing of all materials, tools, labor, and equipment to complete the Scope of Work as specified, (b) Contractor will match all colors to Owners specifications.

Change Orders: Any changes to the Scope of Work after the project has begun may result in additional charges, which will be communicated and agreed upon before proceeding.

Insurance and Licensing: Creative Painting Inc. is fully licensed and insured for all work performed.

Warranty: Sherwin-Williams can provide a 7-year manufacturer warranty from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. Owner shall notify Contractor if they elect to move forward with the manufacturer warranty. Sherwin-Williams will perform a site inspection and provide a warranty package.

Project Documentation: Contractor will provide Owner with a bi-monthly report detailing the work completed to date, including any before and after photos, and the amount of work left to complete with timeline for such. Contractor will ensure community residents are kept up to date on project progress and will reach out to residents timely and accordingly via letter posted on the unit entry door on Contractor letterhead in the event Contractor requests removal of any vehicles or access to any premises.

Quote Validity: This Proposal is valid for 60 days from the date of issuance.

ACCEPTANCE OF PROPOSAL

**THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED.
YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.**

OWNER SIGNATURE: _____

DATE: _____

CONTRACTOR SIGNATURE: _____

DATE: _____

SITE WALK PHOTOS

(11/07/2025)



Monument Sign 1 of 2 to be painted



Typical building exterior to be repainted including all garage and front doors



Building exterior to be painted



Cracks in stucco (similar to above) to receive an elastomeric patch



All windows and door to be caulked and sealed



Stucco damage example to be repaired



Pool House exterior walls to be repainted



Mailbox structure to be repainted



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SuperPaint® Exterior Acrylic Latex is designed to stand up beautifully to harsh weather.



Weather resistant



**Outstanding adhesion
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Reliable protection



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Count on Reliable Performance

Formulated with Advanced Resin Technology for outstanding adhesion and hide and offers improved early moisture resistance (1 - 2 hours).



Stand up to the Elements

Resists peeling, blistering and early dirt pickup.



Extend Your Schedule

Low temperature application down to 35° F.



Deliver the Finish Customers Want

Available in flat, low lustre, satin and gloss finishes in a complete range of attractive colors.



Industry-leading innovation from a name you can trust. Many hours of field testing, years of research and decades of experience go into developing coatings that are better for your business. Sherwin-Williams has been committed to quality for more than 150 years and has a complete line of extraordinary paints and stains, plus rich, beautiful colors to set your work apart.