

April 3, 2026

Dear Shoma Villas II Residents:

The Association is pleased to announce that the Special Assessment Project has been successfully completed. We thank all residents for their cooperation throughout this process.

This notice also serves as a reminder of the Association's Rules regarding the maintenance and preservation of the common areas. Moving forward, these rules will be strictly enforced to ensure the improvements are properly maintained and preserved for the benefit of the community for years to come.

Fences: Modifying or painting the wood fences on the **exterior** is not permitted.

Buildings: Any exterior alterations (doors/windows, plumbing, electrical, etc.) requires prior written approval from Management. Contact Management for the modification form.

- Unit numbers on doors or buildings may not be altered. Additional unit numbers may not be added.
- Drilling into concrete surfaces is not allowed.
- Each unit is permitted one (1) porch light fixture, identical to the original community-installed fixture, specifications below. No additional or alternate fixtures are allowed.
 - o Fixture: Hampton Bay 14.37 in. Outdoor Wall Lantern Sconce Light Black
- Residents are not permitted to use unapproved paint on the exterior of their units. Any repainting or touch-up work must be completed using the Association's approved paint colors and specifications below:
 - o Latitude™, Exterior Acrylic Satin, K62-650 Series, 7661 – Reflection (Top Bld.)
 - o Latitude™, Exterior Acrylic Satin, K62-650 Series, 7075 - Web Gray (Bottom Bld.)
 - o Latitude™, Exterior Acrylic Satin, K62-650 Series, 7006 - Extra White (White Trim)
 - o Pro Industrial™, Multi-Surface Acrylic Semi-Gloss, B66–1550 Series, 7006 - Extra White (Doors)

Asphalt: Mechanical work, maintenance, or car repairs are not permitted anywhere on the property. This prevents damage on the asphalt, concrete bumpers, and paint. Alterations to concrete parking bumpers are not permitted, all concrete bumpers must be uniform in color and number style.

Any damage to the Common Elements caused by a unit owner, resident, guest, tenant, or contractor shall be the financial responsibility of the unit owner. The Association will repair the damage and assess all related costs to the applicable unit.