

Website - www.kingscovebrigantine.com

Date: February 5, 2020

To: All Owners

Re: **YEARLY INVOICE - Due March 1, 2020**
Shrub/Tree Trimming

Dear Owner:

Enclosed please find the invoice for your 2020 yearly Homeowners Association fee, which is due March 1, 2020, along with the Budget for the period of March 1, 2020 to February 28, 2021. Please note this budget keeps the yearly fee at \$550.00. The payments must be received by March 15, 2020 and are subject to a 10% (\$55.00) late fee, so please make sure your payment is received on time. So that checks for the March 1, 2020 fiscal year are applied to the new fiscal year, checks will not start being deposited until March 1st.

Please note that the banks will not accept your check unless it is made payable to the association, so please be sure your check is made payable to:

Kings Cove Neighborhood Assoc.

If you have your bank send the check, you need to make sure they are making the check payable to Kings Cove Neighborhood Assoc. and mail your payment to:

Kings Cove Neighborhood Assoc.
C/O Thompson Realty Co.
PO Box 57
Atlantic City, NJ 08404

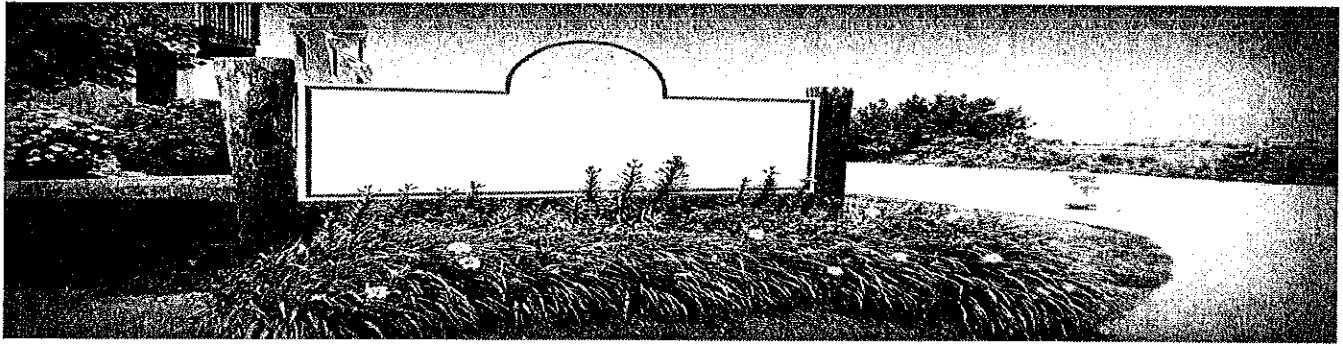
This is a reminder that the shrubs are trimmed twice each year, early Spring and late Fall. If you would like to opt out of the trimming program for all of your shrubs, please put that in writing via the Kings Cove web site by March 15, 2020. The web site address and log in information is as follows:

Website: www.kingscovebrigantine.com
Password (for owners only): kingscove08203

Even if you have opted out in the past, you must put it in writing again this year, via the website.

Tree trimming is usually conducted in the late Fall. If you would like to have the tree service contractor review your trees for possible trimming, please put that request in writing through the Kings Cove website by September 1, 2020. No request for this or for opting out of the shrub trimming will be honored by calling Thompson Realty. Both requests must be in writing through the website.

Managed by:
Thompson Realty Co.
PO Box 57, Atlantic City, NJ 08404
Phone - 609-348-3188/Fax - 609-347-4871



Page 2

Please note that the Architecture and Landscaping Guidelines are posted on the Kings Cove website, which include among other things, the landscaping overview and maintenance schedule, the Kings Cove paint and stain colors, roof shingles (type and color). Homeowners are reminded that they are required to adhere to the Architecture and Landscaping Guidelines when doing exterior maintenance, such as painting their houses, staining their decks or replacing roof shingles. All Blue shutter townhomes color changes have been made and approved by the Board. Please note that ALL blue shutter units will use the original Kings Cove blue when the residents refresh their paint. (See attached) There is no longer a different blue paint for the blue homes based on the street addresses. This is an effort to unify the colors. RESIDENTS ARE NOT BEING ASKED TO REPAINT NOW. For your convenience attached are the approved shutter, deck and stucco colors for both the Blue and Brown units. Be sure to use the attached colors when you do repaint. Any shutters that are extremely off the norm will be handled during the regular inspection period.

The Architectural and Landscaping Guidelines posted on the Kings Cove website will be updated to reflect these approved colors.

Please be aware that the Sherwin Williams, Atlantic City store no longer has the approved list of colors.

Sherwin Williams, located in the Marketplace At Absecon shopping center, 674 White Horse Pike, Absecon NJ 08201, phone 609-645-2143, is the only location that has the approved Sherwin Williams paint colors on file.

Ace Hardware, 3116 Brigantine Blvd, Brigantine NJ 08203, phone 609-266-7782 has Benjamin Moore/Ace Hardware color matches on file. The file name at this location is "Kings Cove 2020". If purchasing from Ace, please be sure to mention this file name to ensure proper color match.

Attached is a list of the newly approved shutter, deck and stucco colors for both the Brown and Blue Shutter townhomes. The Architectural and Landscaping Guidelines on the Kings Cove website will be updated to reflect this new list of approved colors.

The Board also asked me to remind everyone that no one should walk their dogs on other owner's property. Everyone's cooperation in this matter would be greatly appreciated.

Very truly yours,
KINGS COVE NEIGHBORHOOD ASSOC.

Dennis Thompson

Dennis Thompson
Manager

Managed by:
Thompson Realty Co.
PO Box 57, Atlantic City, NJ 08404
Phone - 609-348-3188/Fax - 609-347-4871

**KINGS COVE
NEIGHBORHOOD ASSOC.
BUDGET
MARCH 1, 2020 - FEBRAURY 28, 2021**

INCOME

Maintenance Fee	<u>\$117,700.00</u>
Total	\$117,700.00

EXPENSE

Electric	\$450.00
Water	13,500.00
Legal	1,000.00
Property Insurance	6,700.00
Management Fee	12,000.00
Office Expense	1,000.00
Postage	600.00
Web Site	600.00
Accountant	1,500.00
Sprinklers	8,000.00
Landscaping	61,800.00
Ground Maintenance	850.00
Reserve	9,000.00
Meeting	<u>700.00</u>
Total	\$117,700.00

BLUE SHUTTER TOWNHOME APPROVED COLORS:

SHUTTERS:

SHERWIN-WILLIAMS 785157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
RESILIENCE LATEX
SATIN IFC 8012NP

KC2020 KINGS COVE SHUTTER BLUE
CUSTOM MANUAL MATCH

CCE#COLORANT	02	32	64	128
B1-Black	-	38	-	-
G2-New Green	-	4	-	-
L1-Blue	-	20	-	-

ONE GALLON EXTRA WHITE
K43W0051 640413548

SHUTTERS

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-003

DECK:

SHERWIN-WILLIAMS 785157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
SUPERDECK SOLID COLOR STAIN
FLAT IFC 8012NP

KC2020 KINGS COVE DECK BLUE
CUSTOM MANUAL MATCH

CCE#COLORANT	02	32	64	128
L1-Blue	-	12	-	-
B1-Black	-	59	-	-

ONE GALLON EXTRA WHITE
S07W00151 650930746

DECK

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-004

STUCCO:

SHERWIN-WILLIAMS 785157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
LOXON XP ACRYLIC
FLAT IFC 8012NP

KK2020 KINGS COVE LIGHT STUCCO
CUSTOM MANUAL MATCH

CCE#COLORANT	02	32	64	128
N1-Raw Umber	-	5	1	-
Y3-Deep Gold	-	10	-	-

FIVE GALLON EXTRA WHITE
LX11W0051 651032015

STUCCO/MASONRY

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-001

BROWN SHUTTER TOWNHOME APPROVED COLORS:

SHUTTERS:

SHERWIN-WILLIAMS 705157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
RESILIENCE ACRYLIC LATEX
SATIN IFC 8012NP

KC2020 KINGSCOVE BROWN SHUTTER
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	21	-	-
B1-Black	4	62	-	-
R2-Maroon	-	55	-	-
Y3-Deep Gold	-	56	-	-

ONE GALLON ULTRADEEP
K43T00054 640413621

SHUTTERS

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-012

DECK:

SHERWIN-WILLIAMS 705157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
SUPERDECK SOLID COLOR STAIN
FLAT IFC 8012NP

KC2020 KINGSCOVE DECK BROWN
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
W1-White	-	27	1	1
B1-Black	4	63	1	1
R2-Maroon	2	35	-	1
Y3-Deep Gold	2	1	-	-

ONE GALLON ULTRADEEP
SD7T00154 650930707

DECK

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-005

STUCCO:

SHERWIN-WILLIAMS 705157 02/04/20
609-645-2143 Order# 0107686

EXTERIOR ARCHITECTURAL
LOXON XP ACRYLIC
FLAT IFC 8012NP

KC2020 KINGSCOVE BUFF BEIGE
CUSTOM MANUAL MATCH

CCE#COLORANT	OZ	32	64	128
B1-Black	-	8	-	-
R2-Maroon	-	8	-	-
Y3-Deep Gold	-	57	-	-

ONE GALLON EXTRA WHITE
LX1100051 651032007

STUCCO/MASONRY

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0107686-013