



SOUTH COVE

RECONSTRUCTION PROJECT GUIDE

MARCH 16, 2026

Project Overview

South Cove Community Association will be performing a comprehensive exterior reconstruction project across 34 residential buildings. The project includes the following major components:

Phase 1: Reconstruction

- Stucco demolition at select areas
- Installation of new flashings
- Repairs to improve long-term waterproofing performance
- Stucco patching and preparation for final coatings

Phase 2: Deck Repairs and Coating

- Preparation of balcony and deck surfaces
- Application of Pli-Deck waterproof deck coating system (see material brochure attached)
 - The texture will change to improve cleanability
- Every deck will receive a coating, even if no additional repairs are required

Phase 3: Exterior Building Coating

- Application of Insul-Pro Extreme exterior building coating system (see material brochure attached)
- Uniform finish to protect repaired surfaces and enhance durability

Project Schedule



Project Start Date: March 23, 2026

Project Duration: 18 – 24 months

Total Buildings: 34 residential buildings and 1 pool building

Approximate Duration Per Building: Buildings 1 – 3 are expected to take approximately one month to complete, as this initial phase will allow us to incorporate lessons learned and better identify recurring issues that may arise. Gaining this insight early will help streamline processes and improve efficiency moving forward. We anticipate that the remaining buildings will be completed in under a month each.

Please note that schedules are subject to change due to weather, material availability, inspections, non-compliance, or unforeseen site conditions.

Work will be completed in phases, with crews focusing on a limited number of buildings at a time.

Example: *When the Phase 1 (Reconstruction) crew finishes work on Building #1, they move to Building #2. At that point, the Phase 2 (Deck Repair and Coating) crew begins work on Building #1.*

When the Phase 1 crew finishes Building #2 and moves to Building #3, the Phase 2 crew moves to Building #2, and the Phase 3 (Painting) crew begins work on Building #1.

This sequence continues for the remaining buildings, with each crew moving to the next building as the previous phase is completed.

Important: Nearly all decks will require some stucco demolition, so decks (including roof decks) must be cleared, and interior items against the walls should be secured or moved away from walls before **Day 1** of construction at your building.

Project Flow (Per Building)

While exact sequencing may vary slightly, residents can generally expect the following progression for their building:

1 Noticing (All Phases)

- Residents will receive notices with construction dates and times prior to work starting on their building
- Instructions will include access requirements and preparation reminders (see sample notices attached)

4 Deck Work

- Pressure washing
- Surface prep and waterproofing
 - Repairs will be completed on an as needed basis
- Application of Pli-Deck system
- Curing time (deck access will be restricted)

2 Site Setup & Protection

- Installation of scaffolding, containment, safety barriers, etc.
- Protection of landscaping and adjacent surfaces

5 Exterior Coating

- Pressure washing
- Application of Insul-Pro Extreme coating
- Final touchups and detailing

3 Stucco Demolition & Repairs

- Removal of limited stucco areas
- Installation of flashings and diverters
- Patching and surface preparation

6 Final Inspection & Demobilization

- Quality control checks
- Removal of scaffolding and protection
- Restricted areas (i.e. decks) released back to residents

Resident Access & Expectations

Balconies/Decks:

Access will be restricted during deck coating and curing. Residents must follow posted notices and instructions. Residents will receive notice before work begins on their decks, and again once the coating has fully cured and the deck is reopened for use. All items will need to be removed from the surface. Nearly all decks will have some level of stucco demolition, so decks must be cleared prior the start of work. Residents should secure interior items against exterior walls (wall hangings, fragile décor, and items on shelves) due to vibration during demolition. It is best to temporarily store all deck items inside your unit. However, large items on the roof decks that can't easily fit down spiral staircases may be stored on the roof.

Please lay down the following materials (or approved equal) to protect the surface of the roof before setting your items down:

- For sharp or heavy items, use RAM Board
www.ramboard.com
- For lighter or flat-based items, use Trimaco X-Board
www.trimaco.com/products/heavy-duty-surface-protection/lightweight-surface-protection-x-board/

Noise & Dust:

Demolition will be the loudest phase, and impact demolition hammers may be used to remove stucco, which can create noise and vibrations. Vibrations may be felt inside units, especially near exterior walls. Residents should remove or secure items on walls or shelves near exterior walls. The contractor cannot be responsible for items that fall due to vibrations.

Dust control measures may include plastic sheeting and debris netting where practical, covered dumpsters, and daily cleanup. This project will not include full containment, but protection measures and regular cleanup will be implemented to maintain the job site.

Please avoid work areas and always follow all posted safety signage.

Resident Access & Expectations (cont.)

Parking & Walkways:

For safety, walkways may be temporarily rerouted, and some parking spaces may be unavailable at times. Please follow posted signage for affected parking areas. Refer to the map for the construction yard and dumpster locations. Lowboy dumpsters (roll-off containers) will be relocated as work progresses.

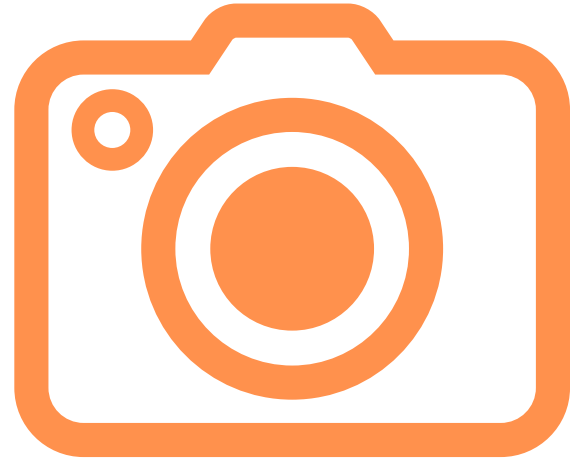
Safety:

This project is proactive and intended to improve longterm durability. If any condition is identified as unsafe at any point, the area will be secured immediately. For your safety, please:

- Observe all barricades and warning signage
- Keep children and pets away from work areas
- Do not enter restricted zones under any circumstances

Damage, Concerns, and Documentation:

- Preconstruction exterior photos will be taken prior to the start of work
- Adjacent surfaces will be protected before work begins where feasible.
- If damage occurs, it will be documented and addressed. Please report concerns promptly so they can be reviewed and routed to the appropriate team (see contact information on Page 12).



Ring Cameras & Other Mounted Personal Cameras

- Install mounting brackets before Phase 3 (Paint) starts.
- The elastomeric coating will encapsulate and seal the penetrations as part of the complete system, which ensures the brackets are properly waterproofed and helps prevent potential moisture intrusions at fastening points in the future.
- Unauthorized mounting, drilling, or fastening into repaired stucco or deck surfaces may damage waterproofing and void warranties. Please reach out to the Architectural Committee via Powerstone if you have questions about installing a device after Phase 3 (Painting).

Resident Responsibilities During Construction

- Follow all posted notices and instructions
- Remove personal items from balconies and work areas as directed
- Secure interior items near exterior walls (wall hangings, fragile décor, and items on shelves) due to vibration during demolition
- Remove exterior wall items (artwork/décor mounted on exterior walls) as directed. Please do not attempt to patch, repair, or touch up any stucco yourself. Report any holes or areas of concern to the contractor.
- Secure pets during active construction hours
- If your unit is a rental or vacation home, ensure tenants comply with deck clearing, access restrictions, and posted instructions to avoid delays. Owners are responsible for tenant compliance.
- If you have mobility concerns and access may be impacted, notify the contractor in advance so accommodation or alternate access routes can be reviewed.
- Keep windows and doors closed during active construction
- Report concerns promptly to the appropriate party (see contact information on Page 12)

Post-Construction Care

(Warranty Protection)

The new deck and exterior wall coatings are part of the community's waterproofing system. Improper cleaning, dragging items, or any penetrations (drilling/fastening) can damage the coating, lead to leaks, and may void manufacturer warranties.

If you are unsure whether an item, attachment, or cleaning method is allowed, please contact management before proceeding.

Pli-Deck Waterproof Deck Coating

Homeowner Do's & Don'ts

DO:

- Keep the surface clean and free of sand/grit (sweeping regularly helps)
- Use outdoor furniture with protective pads or wide feet
- Use breathable outdoor mats only if approved by management
- Clean spills promptly (especially oils, grease, or plant runoff)
- Use mild soap and water for cleaning (no harsh solvents)
- Report cuts, punctures, peeling, or bubbling right away so it can be evaluated
- Allow proper cure time before placing furniture back (follow notices)
- Deck sleepers are acceptable, provided proper drainage is maintained. Architectural Committee approval is required.

DON'T:

- Do NOT install carpet, artificial turf, or non-breathable mats/rugs
- Do NOT place rubber-backed mats or anything that traps moisture
- Do NOT drag furniture, planters, or grills across the coating
- Do NOT place planters directly on the coating without protective stands that elevate the plant off the surface of the deck
- Do NOT use sharp metal chair feet or unprotected furniture legs
- Do NOT use harsh chemicals (acetone, paint thinner, xylene, etc.)
- Do NOT drill, screw, nail, or fasten anything into the deck surface
- Do NOT use high-pressure washing that can damage the coating
- **Important:** If you are unsure whether something is allowed, please contact management before making changes or placing items on the deck.

Insul-Pro Exterior Waterproof Coating (Paint) System for Siding/Stucco/Wood

Homeowner Do's & Don'ts

DO:

- Keep exterior walls clean by gently rinsing when needed (low pressure)
- Report cracks, peeling, bubbling, or impact damage promptly
- Keep sprinklers aimed away from walls to reduce constant moisture exposure
- Use gentle cleaning only (mild soap + water)

DON'T:

- Do NOT nail, screw, drill, or penetrate exterior walls (hooks, mounts, fixtures, etc.)
- Do NOT attach Christmas lights with nails, staples, or fasteners
- Do NOT use adhesive hooks or tapes that can pull the coating off when removed
- Do NOT install satellite dishes, shade sails, or anchors into coated surfaces
- Do NOT use harsh chemicals or pressure washing that can damage the coating
- Do NOT allow planters or items to sit against walls trapping moisture
- Do NOT chip, scrape, or grind the coating for any reason
- Do NOT mount anything to tile or decorative stone
- **Important:** Please do not attach anything to the exterior without written approval from management. This will create water penetration into the stucco and can cause extensive water damage that the homeowner would be responsible for.

Communication & Points of Contact

For general community inquiries and non-construction issues, please contact Powerstone Property Management.

Community Manager: Danielle Hoff

Phone: 949-372-4019

Email: dhoff@powerstonepm.com

To report issues with the contractor or ask higher-level construction questions, please contact Ross Construction Management.

Project Manager: Conor Ross, Tiffany Tran

Phone: 714-380-6701

Email: tiffany@rossmgmt.com

For schedule details, construction noise, site safety, or deck clearing dates, please contact Pacific Western Painting and Construction.

Project Manager: Ronnie Parrish

Construction Foreman: Joseph Ianni

Paint Foreman: Rufino Salazar

Phone: 760-271-8610

Email: ronniep@pacwestpainting.com

THANK YOU.

We appreciate your cooperation and patience throughout this important reconstruction project. These improvements are designed to protect the buildings, extend service life, and enhance the overall appearance and value of the community.

Additional updates will be provided as the project progresses.

SAMPLE



South Cove Community Community Notice – Deck & Building Reconstruction Project

Dear Homeowner,

We would like to inform you that reconstruction work will soon begin in your community. This project includes deck reconstruction, flashing replacement, stucco demolition where required, power washing, and the application of a waterproof coating system designed to protect and extend the life of your building.

Anticipated Start Date (on or about): _____

Working Hours:
Monday–Friday, 7:00 AM – 5:00 PM (weather permitting)

What to Expect

During construction, you may experience:

- Noticeable demolition noise, hammering, and vibration
- Power washing operations
- Construction dust from stucco removal
- Ladders, scaffolding, and equipment in work areas
- Temporary slippery conditions during washing

We understand construction can be disruptive and sincerely appreciate your patience as these necessary improvements are completed.

Privacy & Home Protection

Your comfort and privacy are important to us. Please take the following precautions:

- Keep **all windows and doors tightly closed at all times**, especially during power washing.
- Close blinds, curtains, and window coverings for privacy.

- Remove or secure fragile items on interior and exterior walls, as vibration from demolition may cause items to shift or fall.

These steps will help prevent water intrusion, dust entry, and potential damage.

Balcony & Deck Preparation – FULL CLEARANCE REQUIRED

ALL ITEMS MUST BE COMPLETELY REMOVED FROM YOUR BALCONY/DECK prior to the start of work.

This includes furniture, plants, grills, storage containers, décor, and all personal belongings. The deck must be entirely empty. Work cannot begin until the area is fully cleared.

Plants & Landscaping

- All potted plants must be removed from balconies and placed indoors.
 - Landscaping near work areas should be trimmed back 6–12 inches to allow access.
-

You do not need to be home during construction; however, proper preparation is essential to keep the project on schedule and avoid delays.

We appreciate your cooperation and understanding as we complete these important improvements to protect and enhance your community.

Thank you,
Pacific West Painting & Construction

SAMPLE



IMPORTANT NOTICE – DECK CLEARANCE REQUIREMENTS

Dear Homeowner,

Deck reconstruction cannot begin unless the balcony/deck area is completely cleared. Removing all items in advance ensures the project stays on schedule and prevents delays that affect the entire community.

ALL ITEMS MUST BE REMOVED

Before your scheduled start date, you must remove:

- All furniture
- All plants (must be brought indoors)
- Grills and propane tanks
- Storage bins
- Decorative items
- Any other personal belongings

The deck must be entirely empty.

Why This Is Important

- Work cannot begin on a deck that contains personal belongings.
- Delays on one unit impact the overall community schedule.
- Clearing the area protects your property from potential damage.

Charges for Non-Compliance

If items are left on the deck and our crew must remove them:

- Labor will be charged at \$100 per hour to move items.
- If items cannot fit through the unit and railing removal is required, there will be a mandatory charge of \$1,500.

These charges WILL be applied if necessary.

We strongly encourage you to plan ahead and remove all items before your scheduled date to avoid additional costs and project delays.

Thank you for your cooperation,
Pacific West Painting & Construction

PLI-DEK[®]
WATERPROOFING SOLUTIONS



PLI-DEK[®] SYSTEM
WATERPROOF DECK COATING - PLYWOOD SUBSTRATE

PLI-DEK® SYSTEM

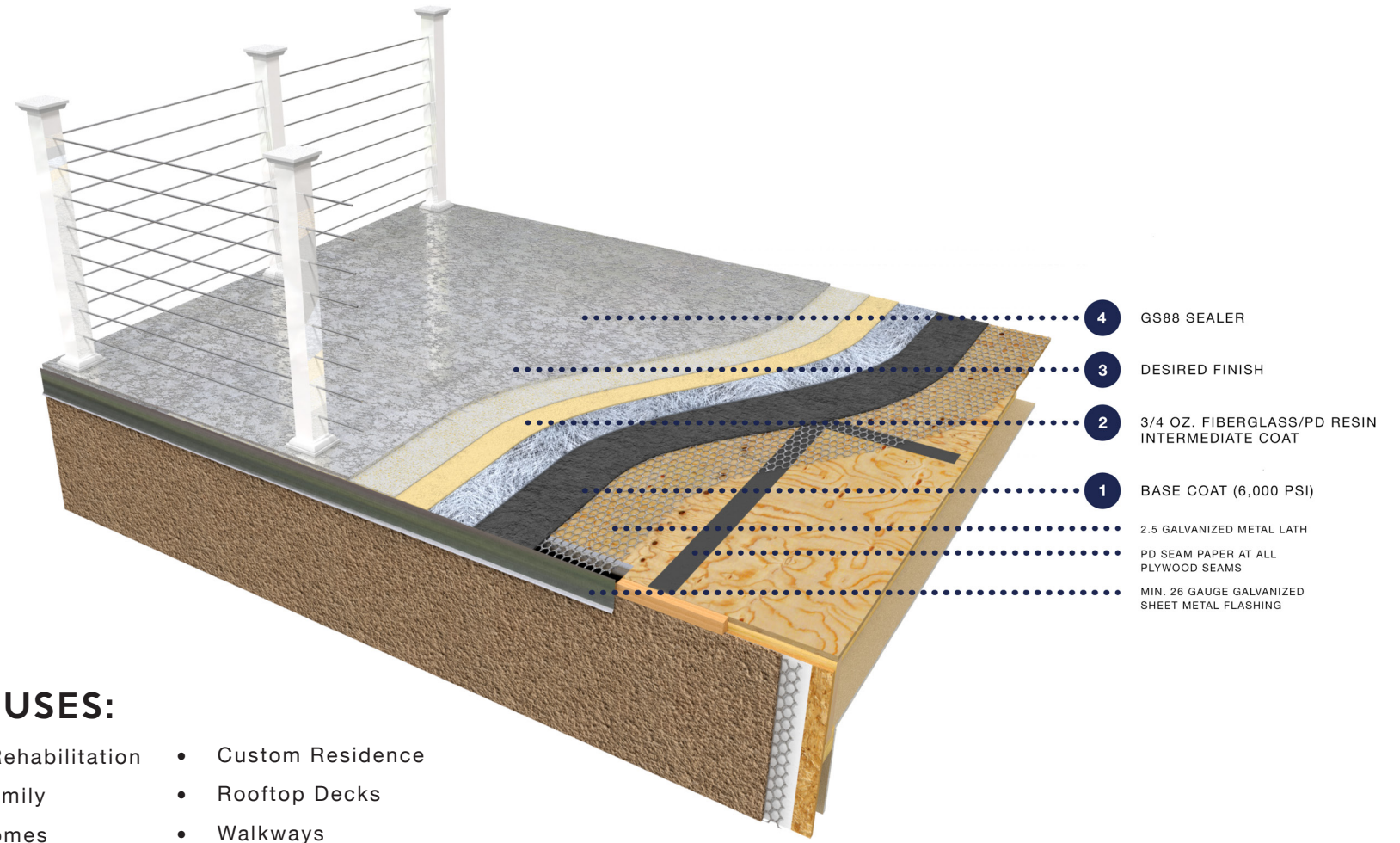
Pli-Dek® innovates waterproofing solutions that are not only guaranteed to be effective, but come with the company support to ensure you feel comfortable and confident using our products. The Pli-Dek® Systems are a 1-hour, Class “A” Fire Rated, WUI approved waterproof deck coating for plywood substrates that offers high durability and low maintenance for exterior use. The System is designed for high traffic pedestrian balconies, roof decks, walkways and stairs where waterproofing and durability are essential. The Pli-Dek® System consists of a galvanized metal lath, polymer cement base coat and intermediate coat, and offers a wide range of durable finishes. *(See Finish Options on back for more details)*

BENEFITS

- ICC ESR-2097 (Listed since 1980)
- 1-hour & Class “A” Fire Rated
- Lightweight
- UV Resistant
- Extremely Durable - 6,000 psi
- BML Wildland Urban Interface {W.U.I.} Listing No: 8110-237:0500
- Los Angeles City Research Report: 25375
- Florida State Approval: 15027
- ADA Compliant Finishes
- Fast Drying & Easy to Install
- Extensive Finish Options
- Installed by Certified Applicators
- Early protection to accelerate finish trade work providing a turn-key finish

TECHNICAL DATA

Spread of Flame (ASTM E-108).....Class “A”	Bond Strength - Plywood (ASTM C-297).....126 psi	Water Transmission (ASTM E-96).....0.31g/24hrs
Freeze Thaw (ASTM C-67-03).....Pass	Tensile Strength (ASTM D-2707L)...1505 PSI After Weathering	Abrasion Test (ASTM D-1242).....2.9%
1-Hour (ASTM E-119).....Pass	Impact Test (ASTM D-3320).....No Cracking	Static Coefficient of Friction (ASTM C-1028-96).....0.835



IDEAL USES:

- New & Rehabilitation
- Multi-Family
- Tract Homes
- Custom Residence
- Rooftop Decks
- Walkways



PLI-DEK® SYSTEM

COLOR SELECTION CHART

GS88 Pigmented Sealer: Solid Color Sealer
GU80 Cementitious Tint Pack: Simulated Finish Base Color



Executive Gray



Medium Gray



Dark Gray



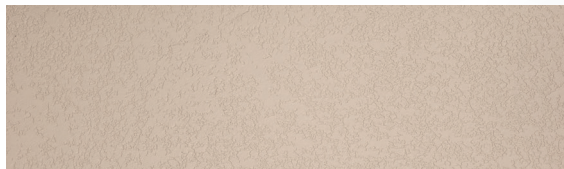
Putty



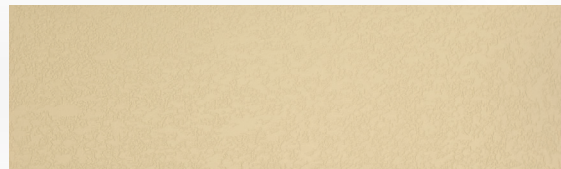
Mud Pie



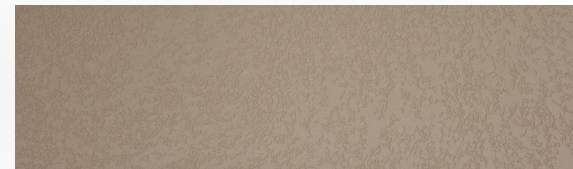
Adobe



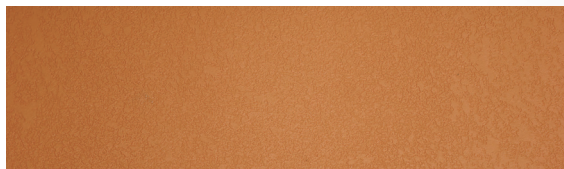
Arizona Tan



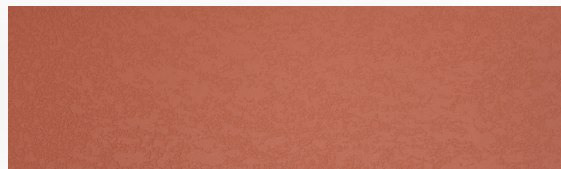
Sandstone



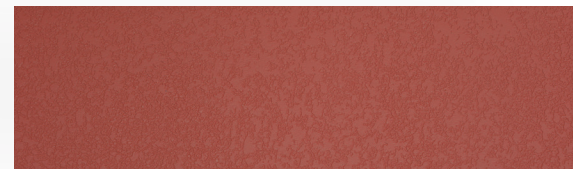
Hickory



Terra Cotta



Revere



Stamford

The colors above are GS88 Pigmented Sealer colors; the GU80 Cementitious Tint Packs can be up to 2 shades darker. Colors will vary. Color appearance is affected by lighting, surface texture and method of application. Final color approval should be selected from physical samples. Custom colors available.





PRODUCT INFO. SHEET

INSUL-PRO[®] PAINTS
EXPERIENCE THE DIFFERENCE
Your Permanent Painting Solution[®]

INSUL-SHIELD EXTREME™

Nano-Ceramic Infrared Heat-Reflective Protective Coating

ARCHITECTURAL & PROTECTIVE SYSTEMS – TECHNICAL DATA SHEET

PRODUCT OVERVIEW

INSUL-SHIELD EXTREME™ is a cutting-edge, nano-ceramic, infrared heat-reflective, insulating, and sound-proofing advanced resin coating system. Engineered for superior performance on a wide range of exterior substrates, including Hardie and LP siding, this self-priming coating delivers unmatched adhesion, superior impact resistance, and long-term durability.

A **25-year labor and material warranty** is available when the product is applied by a certified applicator and installed strictly per manufacturer specifications, including the required final dry film thickness.

KEY FEATURES & BENEFITS

FEATURE	BENEFIT
Nano-Ceramic Technology	Heat-reflective properties result in cooler surface temperatures.
Advanced Resin System	Extreme durability and long-term protection for the substrate.
Superior Adhesion	Self-priming on most surfaces, ensuring unmatched bonding.
Impact Resistance	Provides robust protection against physical damage.
Color Retention	Long-lasting, vibrant colors with superior fade resistance.
Protective Barrier	Resistant to mold, mildew, dirt pick-up, salt spray, and moisture.
Safety Rating	Achieves a Class A fire rating.
Maintenance	Reduced maintenance cycles due to exceptional weather protection and waterproofing capability.

TECHNICAL SPECIFICATIONS

PROPERTY	SPECIFICATION
Finish	Satin
Color	White, Deep, Clear Base
Vehicle Type	Acrylic-Urethane
Solids by Weight	52% ±2%
Solids by Volume	42% ±2%
VOC	<36 lbs/gal (4.3–4.6 lbs/gal)
Spread Rate (One Coat)	150–200 sq ft per gallon
Dry to Touch	2–4 hours
Recoat Time	2–4 hours
Cure Time	5–7 days
Shelf Life	12 months (sealed)
Gallon Weight	11.0–11.3 lbs

RECOMMENDED SUBSTRATES

Insul-Shield Extreme is **self-priming on most surfaces**. For high pH or chalky surfaces, the use of **pH Prime / Chalk Primer** is required.

SIDING & WOOD	MASONRY & STUCCO	METAL
Hardie siding	Stucco	Primed metal
LP siding	Masonry	Galvanized metal
Cementitious siding	Block	Aluminum siding
Weathered wood	Brick	Copper
Shakes	Various additional substrates	
Plywood / clapboard		

SURFACE PREPARATION REQUIREMENTS

All surfaces must be **clean, dry, and free of dirt, dust, grease, oil, chalk, loose particles, laitance, foreign material, and peeling or defective coatings**. Allow surfaces to dry thoroughly before coating.

Cement Composite Siding Boards

- Remove all contaminants.
- If surface is new, test pH. If pH > 9, apply **pH Primer / Chalk Primer**.

Stucco, Masonry, Block & Brick

- Remove all form-release and curing agents.
- Rough surfaces must dry 7 days with daily hydration.
- Prime with **pH / Chalk Primer**.

Mildew, Algae, Moss

- These contaminants **must be removed** to prevent growth through the coating.
- Use a commercial mildew remover and follow all safety instructions.

Previously Painted Surfaces

- Ensure structure is in sound condition and clean all contaminants.
- Dull glossy coatings by abrasion.
- Use bonding primer if needed. Removal of failing coatings may be required.
- Perform adhesion testing when necessary.

Wood / Plywood / Composition Board

- Clean and remove contaminants.
- Patch splits, cracks, holes, and imperfections; smooth knots.
- Redwood and cedar contain tannins which may stain through—use a **tannin-blocking primer**.

Sealant / Caulking

- Apply appropriate sealers/caulking to window and door gaps, trim, dissimilar surface intersections, and through-wall penetrations.
 - **Apply caulking after priming for maximum adhesion.**
-

APPLICATION PROCEDURE

1. **Stir thoroughly** before use.
2. **Do not thin**; apply as supplied.
3. **Do not apply** when temperatures are below 45°F or humidity is extremely high.
4. **Do not apply** when rain or heavy dew is expected within the drying window.

Application Methods

The coating can be applied by **Brush, Roller, or Spray**. Apply coating uniformly.

Film Build Requirements

A **two-coat system is required** for optimal performance and warranty coverage.

REQUIREMENT	SPECIFICATION
Wet Film Thickness (per coat)	8–9 mils
Dry Film Thickness (per coat)	3–4 mils
Final Dry Film Thickness	6–8 mils (Required for 25-year warranty)

WARRANTY

25-Year Labor & Material Warranty

Provided when coating is applied by a certified applicator and installed strictly per technical specifications, including the required final dry film thickness of 6–8 mils.



Dealer Name _____

INSUL-SHIELD[®] EXTREME CERAMIC IR SYSTEM

25 Year Non-Prorated Transferable, Labor and Material Limited Warranty

The manufacturing process to produce Insul-Shield Coating System is warranted for 25 years for labor and materials for manufacturers defects against peeling, flaking or chipping (adhesion) from the surface upon which it is applied to, without cost to the owners or customers.

This warranty takes effect on the date of application of the product to your home. If the product fails as described above Insul-Shield will replace the product and labor costs for the repair.

This warranty doesn't cover labor and materials for a workmanship defect, for improper preparation or application of Insul-Shield. Certified applicators should supply separately their workmanship warranty. The building must be structurally sound.

Neither the manufacturer nor dealer warrants against damages resulting from structural settling or structural defects included but not limited to tears or cracks in the sealant, caulking or wood substrates or knots, cracks in stucco or any substrate failure of previous coats of paint or coatings, delamination of paint or coatings, acts of providence, efflorescence, external physical causes of any kind, alterations to the coated surface, lack of proper drainage (ponding water), pre-existing conditions such as rust, materials found to be defective by court order, substrate failure, buyers negligence, leaks occurring around window frames, door openings, or leaks in or through roofs, and any such damage shall be repaired at buyers expense. Insul-Shield Extreme Ceramic Coating is not warranted on mechanical or moving parts. Insul-Shield is not warranted against wood rot, water intrusion, or other future substrate failure, no other installed or applied in conjunction with Insul-Shield Extreme Ceramic Coating material is warranted. A copy of this warranty and buyer's contract must accompany any warranty claim.

Normal weathering combined with the aging process will cause any colored surface to fade, darken or acquire a surface accumulation of dirt or stations, for this reason neither the manufacturer nor dealer warrants against these changes in color.

Any substrate coated with Insul-Shield Extreme should be cleaned and soft washed yearly to maintain Warranty.

This warranty is valid only when Insul-Shield Extreme Ceramic Coating material is applied by the manufacturer's approved applicators and in accordance with the manufacturer's approved methods.

This warranty is transferrable by the current homeowner to subsequent homeowners, provided that dealer receives written notice of transfer within 15 days after date of the title transfer. Failure to provide proper written notice will relieve the manufacturer and dealer of any further obligation under this warranty.

Under no circumstances shall the liability of the manufacturer or dealer extend beyond the furnishing of replacement quantity of the material and labor for manufacturer's defects. No other warranties exist, expressed or implied. The provisions of the warranty are in addition to any statutory warranty or other rights and remedies available under state and federal statutes.

Payment in full of the contract amount shall constitute buyer's, the manufacturer's and dealer acceptance of the terms of this warranty.

Limited Warranty-Paint Color Fading- Insul-Shield warrants that all painted surfaces applied by us will resist excessive color fading due to normal weathering for a period of ten years from the date of application. For purposes of this warranty "excessive fading" is defined as a noticeable change in color greater than [Delta E 5.0] (measured using Industry-standard colorimeters) under normal atmospheric conditions. Deep or clear base colors such black, red, yellow, blue etc...are excluded from this fade warranty. This warranty does not cover fading or discoloration resulting from: Improper maintenance or cleaning with harsh chemicals, Exposure to pollutants, smoke, salt, or other contaminates, Damage due to misuse, abrasion, or impact. Biological growth such as mold, moss, mildew or algae. Unusual weather conditions including hail, flooding, or sandstorms or acts of God. If a painted surface exhibits excessive fading Delta E 5.0 or greater within the warranty period Insul-Shield will, at its sole discretion, either: Repaint the effected areas using similar or equivalent color or provide a prorated refund or credit based on remaining warranty period. This limited warranty applies only to the original purchaser and is non-transferable. To initiate a warranty claim, the customer Must notify Insul-Shield in writing within 30 days of discovering the issue, and provide proof of purchase and photographs of the affected area.

Customer: _____

Job Address: _____

Date of Application: _____

Dealer: _____

Dealer Authorization: _____

Registration Number: _____