

FENTON GRANT KANEDA & LITT, LLP

ATTORNEYS AT LAW

2030 Main Street, Suite 550
Irvine, CA 92614
Tel: (877) 520-3455
Fax: (949) 435-3801
Email: info@fentongrant.com

September 25, 2025

VIA EMAIL ONLY

Re: ***Boardwalk Townhomes Community Association's Claim for Repairs***

To whom it may concern:

This firm has been retained as counsel to the Boardwalk Townhomes Community Association (hereinafter "Association") with respect to the above-referenced claim for construction defects concerning the common areas.

On May 2, 2024, the Association served a "Notice to Builder" pursuant to Civil Code sections 910, *et seq.*, and 6000 (the "Notice") on the developers of the Association, LCG Harrington, LLC; West Coast Development, Inc.; and Harrington Village, LLC ("Developer"), for defects in the construction of the Association's property and common areas. This claim was authorized by the Association's Board of Directors, pursuant to its rights and obligations as provided for by its governing documents and California law. The Developer responded to the Notice and agreed to participate in a discovery and settlement protocol pursuant to Civil Code section 910, *et seq.*, (the "Right to Repair Act.").

Please be advised that the service of this "Notice" does not constitute formal litigation; rather, it serves to initiate a mandated claims process that affords the Developer the right to make repairs to common area components. To obtain a copy of this Notice with the preliminary issues list, please email paralegal Anne-Marie Middleton at amiddleton@fentongrant.com.

Please note that this Notice and correspondence are being provided solely for informational purposes only, and are not intended to, nor shall they relieve either a buyer or seller of any disclosure obligations pursuant to law. Furthermore, the information provided represents only the current state of information and belief with respect to the inquiries made. The issues list is not a final determination of defects asserted and the Association reserves the right to modify, alter, or change any information contained herein throughout the claim process.

The goal and purpose of this action is to seek repairs and/or monetary damages from the Developer, sufficient to reimburse the Association for repairs made in the past, as well as monetary damages which are sufficient to perform all necessary and reasonable repairs to the Association's property and common areas. **To that end, please note that this claim does not concern or involve any construction issues or concerns relating to the separate property interests that the Association is not obligated to maintain or that are not integrally related to damages to**

common areas or otherwise within the standing of the Association. For a more detailed description of the Association's property and common areas, reference should be made to the Association's Declaration of Covenants, Conditions and Restrictions ("CC&Rs").

It is important to note that not all of the homes and/or buildings located at the project may have problems, nor may be necessarily affected by any reported problems to the common areas. Only a thorough inspection by a qualified home inspection professional can determine whether a particular home suffers from the problems identified herein.

Please do not hesitate to contact me should you have further questions or require any additional information.

Very truly yours,

FENTON GRANT KANEDA & LITT, LLP

A handwritten signature in black ink, appearing to read 'JK', written over a horizontal line.

JOSEPH KANEDA, ESQ.

JK:am

Encl.