

Dear Unit Owners:

Please be advised that the Board of Directors of Tidewater has approved a special assessment totaling \$2,200,000 for a major restoration project on the property. This project was discussed at the most recent HOA meeting in March. The work will commence on or about 10/15/2026 and take approximately 5-6 months to complete.

This assessment is necessary to fund critical repairs and restoration work required to maintain the building, protect the common elements, and preserve the value and safety of the community.

The approved assessment amounts by unit type are:

Unit Type	Assessment Amount
1 BR	\$15,264.48
2 BR	\$23,681.46
3 BR Regular	\$29,340.29
3 BR Super	\$31,314.66

Owners must remit payment according to the following schedule:

Payment must be remitted by 9/14/2026.

This special assessment has been adopted in accordance with the Association's governing documents and applicable requirements.

If payment is not received by 10/1/2026, the Association will disconnect internet and TV to your unit. A reconnection fee of \$1000 will be charged plus any late charges, interest, or collection remedies authorized by the governing documents and applicable law.

The Board appreciates your cooperation as the Association undertakes this necessary major restoration project.

Sincerely,

Board of Directors
Tidewater