



HAMILTON COVE HOMEOWNERS ASSOCIATION

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All Owners:

RE: FINALLY, THE ROAD IS BEING REDONE

In the agreement we entered to buy the project from the Santa Catalina Island Company (SCICo) it provided that SCICo and any developer of the Remaining Land would redo the road from the Casino to the gate at Hamilton Cove. That was 2006. We closed the purchase in 2010. SCICo redid the road from the Casino to the Descanso turn. The remaining portion of the road should have been completed before any of the new single family residences (SFR) built on the Remaining Land were occupied. This did not happen before the first SFR was occupied in April 2019.

The Board has been negotiating with SCICo and Hamilton Pacific, LLC, the developer, to have them perform their agreement. Part of the dispute was the need for a concrete curb along the southerly edge of the road from the hairpin turn to the gate. The Association contended that without that curb the edge of the road would deteriorate. The CC&Rs have always provided that the Association was responsible for maintaining that stretch of the road and the Association will have that responsibility when the roadwork is completed. The Association wanted a road that would hold up over time.

A settlement was reached, and work has commenced, starting with the concrete curb. The material for the road will be the same as was used inside the project that has held up for over 30 years.

Although there may be some delays while work is going on, access to Hamilton Cove will always be available. Please cooperate while the work is ongoing. By November 18th, barring some natural disaster, there will be a new road from the Descanso curve to the gate.

Very truly yours,

HAMILTON COVE
HOMEOWNERS ASSOCIATION



By: Norris J. Bishton, Jr.
President and Director

NJB:kp
Encl.