Jackson on High

EXTERIOR PROJECT PHASE 1 COMMENCEMENT AND SPECIAL ASSESSMENT

May 2026

TO: Jackson on High Condominium Unit Owners

The Board of Directors of the Jackson on High Condominium Association hereby issues this formal notice, as required by the Association's declaration, to inform all unit owners of the approved Exterior Project Phase 1 and the associated Special Assessment. Exterior Project Phase 1.

The Board has formally approved the contract for the Exterior Project Phase 1 with Radius, Inc. This critical maintenance and improvement work is tentatively scheduled to begin in early July. The project timeline is estimated to last approximately 17 weeks, which breaks down into about five weeks per side of the building, starting with the south side. Special Assessment and Financial Terms1

A Special Assessment has been formally adopted by the Board to fund the Exterior Project Phase 1 and to replenish the Association's reserve funds.

Total Aggregate Assessment: The total amount of the Special Assessment is $327,590.00

Payment Options: Homeowners have the option to satisfy their individual share of the Special Assessment through a single full payment or via twelve (12) equal monthly installments.

Deadline for Payment Election: All residents must notify the management by May 25th to indicate whether they will pay in full or have the 12-month payment plan posted to their account. The reserve account currently has sufficient funds to cover the project's initial costs, and the assessment is intended to ensure the reserves are replenished.

Resident Communication Plan

The Board is committed to over-communicating throughout the duration of this project.

The Board has previously met with owners regarding this project through town hall meetings.

Weekly updates will be provided to the entire building once construction officially begins.

The Board has also approved a security enhancement contract for $35,155.27 to mitigate risks during the upcoming summer months, and communication regarding these measures will be sent via email blast to homeowners.

Formal notification, which includes the breakdown for your unit fair share according to your unit size (Percentage) this notice is just for informational purposes.