



Hamilton at Shipyard, HPR
30 Valencia Road, Hilton Head Island, SC 29928

January 24, 2011

Dear Fellow Hamilton Owners,

As the celebration of Hamilton at Shipyard's 15th anniversary continues, so do our exciting new rejuvenation initiatives. When the weather breaks we'll begin the transition to pine straw around the front and sides of the buildings. We're hoping for a community effort to help in spreading the layer that will add such wonderful ambiance to our neighborhood. If you would be interested in participating in an afternoon of fun and community involvement, and don't mind heading home with a few strands of pine straw hidden in your shoes, please reply to this e-mail to express your interest.

For the buildings, the ongoing repair and replacement of damaged and rotted wood continues. Many of the needed repairs and improvements are in common areas and the responsibility of the regime as a whole. Some, however, are unique to individual units and the responsibility of the owner. If your unit requires individual attention, you will be notified via mail by our Property Manager at IMC. You will then need to reply as to whether you will be making your own arrangements to have repairs completed. Or, if you prefer, you may direct

IMC to have the work completed then billed directly to you. We will begin this process over the next several weeks. More details will be communicated as they become available.

Examples of some common maintenance and repair items that are individual owner responsibility (consult Hamilton Master Deed and Bylaws for more details regarding owner responsibility items):

- Garage Doors

- Cleaning of garage door and glass
- Replacement of rotted/damaged wood and any broken glass
- Paint maintenance* of door

- Stairs, Front Porches and Rear Decks

- As owners, it's our duty to maintain safe access, with securely fastened stairs, floors, supports and rails.

- Applicable surfaces should be kept clean and maintain a proper coat of paint/stain in order to preserve appearances and protect wood surfaces.*

** information on the approved paint for each building can be found in the file "Paint Information" on the IMC website at:*

<http://www.imcresortservices.com/properties/hamilton.html>

We're looking forward to enjoying the improvements gained as a result of these exciting initiatives. Please contact our property manager, Bryan Dorshimer at (843) 785-4775, ext. 108 with any questions.

Regards,

Butch Sorgs
Hamilton Board