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A-1 TROPIC PAINTING & WATERPROOFING

Florida Certified GC#: CGC1530896 • Florida Certified Roofing #: CCC1332385
Broward CC#: 21-PU-21191-X • Palm Beach CC#: U-16010 • Miami-Dade CC#: 19107
954-370-9707 (South Florida) • 954-632-9372 (Mobile) • 954-206-0889 (Fax)
Serving South Florida, Central Florida, and the Caribbean

EXTERIOR REPAINT PROPOSAL
FOR
THE MARINA AT THE BLUFFS CONDOMINIUM
ASSOCIATION, INC.

Proposal Date: June 9, 2026

A. PROPOSAL SUBMITTAL:

1. A-1 Tropic Painting & Waterproofing is pleased to provide our proposal covering the surface preparation and repainting of exterior masonry wall surfaces and trim at **The Marina at the Bluffs** located at 1550 Marina Isle Way, Jupiter, Florida 33477.



2. Upon completion of the project and with their specification strictly adhered to, Benjamin Moore shall provide an eight (8) year non-prorated material and labor warranty for application of *Ultra Spec EXT Satin Finish (W448 Series)*.

B. EXTERIOR REPAINT PROPOSAL – 8 YEAR WARRANTY:

1. **\$1,169,000.00 (One Million One Hundred Six-Nine Thousand Dollars and Zero Cents)** is the total price to prepare and repaint the exterior masonry surfaces and trim at **The Marina at the Bluffs**.

All work shall be performed in accordance with Section C. Scope of Work, Section D. Application Instructions, and Benjamin Moore's exterior repaint specifications. This proposal is valid through October 31st, 2026.

C. OPTIONAL PROPOSAL ITEMS:

1. Repainting of Unit Entry Doors and Door Frames:

\$66,000.00 (Sixty-Six Thousand Dollars and Zero Cents) is the total price for the surface preparation and repainting of all unit entry doors and door frames (exterior side only).

The surface preparation and material will be the same as included doors.

2. Removal and Replacement of Damaged Expansion Joints (Unit Pricing):

\$ 13.00 (Thirteen Dollars and Zero Cents) is the price per linear foot for building expansion joint removal and replacement.

Deteriorated or delaminated sealant shall be removed. Backer rod shall be installed as necessary to control joint depth. The prepared joint sections be refilled with *Tower Sealants AU-1 Commercial Urethane Sealant*.

3. Repainting of Previously Painted Community Sidewalks:

\$35,000.00 (Thirty-Five Thousand Dollars and Zero Cents) is the total price for the surface preparation and repainting of previously painted community sidewalks.

Bare or peeled areas shall be hand scraped to a sound surface profile. The finish is one (1) coat of *Richard's Paint 4200 Deck Guard 100% Acrylic Patio & Deck Coating*. Clean silica sand shall be added to each gallon of floor paint to ensure anti-slip finish.

4. Removal of Existing Catwalk Floor Coating:

\$389,000.00 (Three Hundred Eight-Nine Thousand Dollars and Zero Cents) is the total price for the grinding of catwalk decks to remove existing coating.

A high power surface grinder shall be used to remove all existing floor coating prior to repainting.

D. SCOPE OF WORK:

1. **Inclusions:** This scope of work covers the surface preparation and exterior repainting of twenty-two (22) 5-story condominium buildings, two (2) generator buildings, four (4) pool/clubhouses, and one (1) property management office building.
2. **Masonry Pressure Washing Schedule:**
 - a. All surfaces to be painted.
3. **Sealer and Finish Coat System:** This repaint proposal is based on application of one (1) finish coat applied over one (1) coat of tinted masonry sealer. If the owner's choice of new masonry color does not adequately cover the old color, an additional charge will apply for application of additional finish coats.

4. Joints Scheduled for Re-Sealing:

- a. Fixed window frames, masonry-to-metal.
- b. Service/utility door frames, masonry-to-metal.
- c. Unit entry door frames, masonry-to-metal.
- d. Top side of bands, masonry-to-masonry.
- e. Through pipe penetrations, masonry-to-metal.



5. Waterproofing Schedule:

- a. Privacy wall top cap.

6. Masonry Surfaces Scheduled for Repainting:

- a. Exterior building walls and trim.
- b. Catwalk walls and ceilings.
- c. Stairwell walls.
- d. Porte Cochere ceilings and columns.
- e. Balcony walls, ceilings, and slab edges.
- f. Club/pool house walls and trim.
- g. Club/pool house porch ceilings.
- h. Club/pool house perimeter privacy walls.
- i. Community facing perimeter wall.
- j. Garbage room interior walls.



7. Doors and Railings Scheduled for Repainting:

- a. Both sides of service/utility doors/frames.
- b. Both sides of dumpster roll up doors/frames.
- c. Exterior side of elevator doors/frames.
- d. Both sides of club/pool house bathroom doors/frames.
- e. Catwalk railings.
- f. Balcony railings.
- g. Pool railings and gates.



8. Additional Previously Painted Metal Surfaces:

- a. Metal utility boxes and flashing.
- b. Building-mounted pipes, chases, conduit, and utility connections.



9. Unpainted Metal Surfaces:

- a. Elevator service pipes.

10. Wood Surfaces:

- a. Fascia and trim.



11. Floors:

- a. Catwalk decks.
- b. Stairwell decks, treads, and risers.
- c. Garbage room floors.

12. Exclusions:

- a. Roof decks and roof repair work.
- b. Pool decks.
- c. Metal window frames are not to be painted.
- d. Metal screen frames.
- e. Driving surfaces.
- f. Unit entry doors and door frames are not included for painting. An optional item has been provided in Section C.1.
- g. Sidewalks. An optional item is provided in Section C.3.
- h. Curbs, parking bumpers, and parking space striping.
- i. Building-mounted light fixtures.
- j. Ground-mounted site light poles and fixtures.
- k. Hurricane shutters and installation hardware.
- l. Surfaces not noted in the above scope of work are not included.

E. APPLICATION INSTRUCTIONS:

1. **Pressure Washing:** A-1 Tropic Painting and Waterproofing will utilize the utmost care in the surface preparation of exterior stucco, wood, and metal surfaces. Professional grade 4000 PSI pressure washers shall be used to remove dirt, mildew, chalked paint, peeling paint, and other surface contaminants. Where needed due to excessive biological growth, a solution of 1-part household bleach to 3-parts water shall be applied to the substrate and let remain on the surface 15–20 minutes. If dirt remains, the surface shall be re-washed with TSP-PF or Simple Green. All treated surfaces shall be thoroughly rinsed with clean water.
2. **Masonry Sealer:** All wall surfaces and trim shall be sealed with *Benjamin Moore Ultra Spec Masonry Sealer – TINTED (608-00 Series)*.
3. **Masonry Patching and Repairs:** *Kover Krack Elastomeric Patching Compound* shall be used to repair all masonry cracks.
4. **Re-Sealing of Metal-To-Masonry Joints:**
 - a. Deteriorated or delaminated sealant only shall be removed from included masonry-to-metal joints. The deteriorated sections of sealant shall be cut out, and the affected sections shall be cleaned thoroughly. Backer rod shall be installed as necessary. The prepared joint sections shall be re-filled with *Tower Sealants AU-1 Commercial Urethane Sealant*.
 - b. **Included masonry-to-metal joints shall be re-sealed with *Tower Sealants AU-1 Commercial Urethane Sealant*.**
 - c. Previously sealed joints between dissimilar surfaces shall be re-sealed with *Tower Sealants AU-1 Commercial Urethane Sealant*.
5. **Intermediate Waterproofer:** After masonry sealer is applied, included waterproofing surfaces will receive one (1) intermediate coat of *Coronado Elastite Waterproofer 162* prior to finish coat.



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6. **Repainting of Masonry Surfaces:** Previously painted vertical and horizontal masonry surfaces and trim shall be repainted with one (1) finish coat of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)*.
7. **Doors and Railings:** Bare or peeled areas shall be hand scraped and sanded to a sound surface profile, then spot primed as necessary with *Benjamin Moore HP1100 DTM Acrylic Metal Primer*. The finish is one (1) coat of *Benjamin Moore HP Command Waterborne Acrylic Urethane Satin (HP3920 Series)*.
8. **Additional Previously Painted Metal Surfaces:** Previously painted surfaces shall be sealed after masonry surface preparation. Bare or peeled areas shall be hand scraped and sanded, then spot primed as necessary with *Benjamin Moore ISLX Aqua Lock Primer (AQ-0400 Series)*. The finish is one (1) coat of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)*.
9. **Unpainted Metal Surfaces:** Included unpainted metal surfaces shall be wiped with denatured alcohol prior to one (1) coat of *Benjamin Moore ISLX Aqua Lock Primer (AQ-0400 Series)*. The finish is one (1) coat of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)*.
10. **Wood Surfaces:** Bare or peeled areas shall be hand scraped and sanded to a sound surface profile, then spot primed as necessary with *Benjamin Moore's Fresh Start Alkyd Primer (094 Series)*. The finish is one (1) coat of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)*.
11. **Floor Surfaces:** Bare or peeled areas shall be hand scraped and sanded to a sound surface profile. The finish for first-floor decks is one (1) coat of *Richard's Paint 500 Bond-Crete Silicone/Acrylic Concrete Stain*. For floors 2-5 and garbage room floors, the finish is one (1) coat of *Richard's Paint 4200 Deck Guard 100% Acrylic Patio & Deck Coating*. Clean silica sand shall be added to each gallon of floor paint to ensure anti-slip finish.

F. PAYMENT SCHEDULE:

1. 30% Deposit and Mobilization.
2. Progress payments after completion of buildings.
3. 10% retainage for final walkthrough and punch-out items.

G. PROPOSAL SUMMARY:

1. All materials, labor, and services as stated herein shall be provided for in consideration of the above noted sum and the stated terms noted in the attached General Conditions.
2. We appreciate your evaluating our proposal for the exterior repainting of **The Marina at the Bluffs**. If you have any questions or comments, please call Michael Berry at 954-632-9372 (mberry@a-1tropic.com). Thank you for considering A-1 Tropic Painting for your exterior repaint project.

This proposal is accepted by the Owner on the _____ day of _____, _____.
Day Month Year

Please select repaint work to be performed:

- | | |
|---|---|
| ☐ \$1,169,000.00 | Section B.1: Exterior Repaint Proposal – 8 Year Warranty |
| ☐ \$ 66,000.00 | Section C.1: Repainting of Unit Entry Doors and Door Frames |
| ☐ \$ 13.00 | Section C.2: Expansion Joint Repairs (Unit Pricing) |
| ☐ \$ 35,000.00 | Section C.3: Repainting of Previously Painted Community Sidewalks |
| ☐ \$ 389,000.00 | Section C.4: Removal of Existing Catwalk Floor Coating |

Total:\$ _____

OWNER:

**The Marina at the Bluffs Condominium
Association, Inc.**

CONTRACTOR:

A-1 Tropic Painting and Waterproofing

Signature

A-1 Tropic Representative

Print Name and Title

Date

Phone/Email



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GENERAL CONDITIONS

I. GENERAL REQUIREMENTS:

1. A-1 Tropic Painting shall provide all required labor, materials, equipment, supervision, and insurance required to complete the work as specified, and as required by the current County Edition of the South Florida Building Code.
2. A-1 Tropic Painting is not responsible for the fees charged by municipal building departments, planning and zoning departments, community appearance boards, or any governmental agency requiring color or painting approval and/or permits. A-1 Tropic Painting will assist in the preparation and submittal of materials to meet building permit requirements and municipal color change approvals.
3. A-1 Tropic Painting will comply with the manufactures specifications to validate the warranty requirements.
4. A-1 Tropic Painting will comply with the South Florida Building Code.
5. The job site will be closed/barricaded by cones for pedestrian and vehicular traffic during work hours. The Contractor shall not be responsible for persons breaking through barricades, tracking of materials or paint, damage to cars, or persons trespassing in designated areas. Management is responsible for coordinating the removal of personal objects/vehicles, as necessary to perform the work.
6. All Change Orders shall be in writing and signed by both the Owner and Contractor; and shall be incorporated in and become part of this agreement.

II. CONTRACTOR'S RESPONSIBILITIES:

1. Prior to commencement of the work, the Contractor shall furnish all product data, samples and all other information to identify and define the methods and materials proposed to be used in the performance of the work.
2. The Contractor and his employees will be provided access to restrooms and drinking water.
3. The Contractor and its employees will do his part to protect and safeguard all real and personal property of the individual unit owners.
4. The Contractor will provide insurance certificates and maintain the following insurance indemnifying the owners to the stated limits where applicable.

A. General Liability	\$ 1,000,000
B. Umbrella Liability	\$ 1,000,000
C. Automobile Liability	\$ 1,000,000
D. Workers Compensation	Statutory Limits
5. The Contractor will arrange with the manager of the complex space for the storage of materials and access to the areas where the work is to be performed. The manager of the complex will arrange for all automobiles to be moved from the areas adjacent to buildings where the work is in progress. Contractor will not be responsible for any paint on automobiles.
6. The Contractor, once having started the work, will continuously and expeditiously proceed until the completion of the job.
7. The Contractor will deliver to the job site all paints, waterproof coatings, sealants, etc. in sealed



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containers. All paint and coatings will be used in strict accordance with the manufacturer specifications and or recommendations.

8. The Contractor shall provide sufficient drop cloths to protect balconies, railings, walkways and other areas from paint splatters.
9. The Contractor shall exercise reasonable care to protect shrubbery and other property in the area.
10. The Contractor shall secure all stages, ladders, lifts, etc. at the end of each work day, and at all times keep the project area free of excessive waste and rubbish.
11. Upon completion of the work, the Contractor will promptly remove all debris, waste, materials, equipment etc. and will leave the premises of the building completely clean.

III. OWNER'S RESPONSIBILITIES:

1. The Owner shall make available power and water from existing outlets. The Contractor shall not be charged for reasonable use.
2. Owner will be responsible for the trimming of trees and shrubs to allow a minimum of one foot of access to the building. If sufficient access is not made available then the Contractor shall not be held responsible for any damage to trees or shrubs.
3. Owner will be responsible for the removal and replacement of any screening necessary to allow access for painting.
4. Owner will be responsible for the fees charged by municipal building departments, planning and zoning departments, community appearance boards, or any governmental agency requiring color or painting approval and/or permits.

IV. PREPARATION OF STUCCO SURFACES:

1. All surfaces containing mildew and algae deposits will be cleaned with a chlorine solution, followed by pressure cleaning (2500 P.S.I. minimum pressure) of all exterior stucco, masonry and other required surfaces of the buildings to remove loose paint, chalk, dirt, grease, oil, mildew and other surface contaminants which may adversely affect the bond of the coatings.
2. Areas of severe deterioration and peeling paint will be scraped, wire brushed, and pressure cleaned.
3. Occasionally, pressure cleaning or prepping specific areas reveal unforeseen conditions which may require additional labor and materials. The rectification of any unforeseen conditions will be corrected at the Owner's request for additional fees.
4. All cracks and holes greater than 1/16 of an inch will be tooled-out to form a "V" or "U" shape.
5. Remove all moisture, dirt and/or dust present in cracks.
6. Remove any loose or falling stucco adjacent to cracks.
7. Completely fill cracks with knife-grade elastomeric patching compound, and crown slightly (approximately 1/16 inch) to allow for shrinkage of materials.
8. Hairline cracks will be sealed with knife-grade crack patch or equivalent.
9. Surface cracks will be bridged approximately two inches on both sides with sealant.
10. Repair loose, broken and missing stucco that was observed prior to commencement of work using *BASF MasterEmaco N425 Concrete Repair Mortar* or equivalent.



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V. APPLICATION OF SEALER AND FINISH COAT:

1. APPLICATION OF SEALER COAT: A-1 Tropic shall apply one (1) coat of *Benjamin Moore Ultra Spec Masonry Conditioner – TINTED (608-00)* to all masonry wall surfaces and trim.
2. APPLICATION OF FINISH COAT: A-1 Tropic Painting shall apply one (1) coat of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)* to all previously painted masonry wall surfaces and trim.

VI. RE-SEALING OF JOINTS:

1. Remove and replace loose and/or deteriorated sealant only at included masonry-to-metal perimeter joints sections shall be cleaned thoroughly, and backer rod shall be installed as necessary. The prepared joint sections shall be refilled with *Tower Sealants AU-1 Commercial Urethane Sealant*.
2. Re-seal included masonry-to-metal joints with *Tower Sealants AU-1 Commercial Urethane Sealant*.
3. All beads shall be tooled immediately after application to insure a firm, full contact with the inner face of the joints.
4. Immediately after application remove all excess sealant and smears adjacent to the joint with "Xylol" Solvent or equivalent.

VII. QUALITY OF MATERIALS AND WORKMANSHIP:

1. All materials furnished shall conform STRICTLY to the requirements of the manufacturers' specifications.
2. All materials shall be delivered to the job site in the original factory containers. Containers shall be clearly labeled with the coating type and batch number.
3. All work will be performed in a professional manner. The applicators shall adhere to the manufacturer's instructions for the use of the materials for all methods of application.

VIII. WARRANTY:

1. Upon completion of the project, and with their specifications strictly adhered to, Benjamin Moore shall provide an eight (8) year non-prorated material and labor warranty for *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)*. A-1 Tropic Painting shall provide a limited workmanship Warranty to run concurrent with Benjamin Moores.

IX. INSPECTION:

1. All coating work shall be subject to inspection at any time by the paint manufacturer to ensure strict compliance with their specifications, and to validate their eight (8) year warranty.

X. FORCE MAJEURE:

1. The Contractor is not responsible for structural faults, fire, hurricane, abuse, lightning, acts of God, or any and all faults not directly attributable to faulty materials or workmanship

XI. TERMS:

1. This agreement shall be effective starting upon the last date of signing by either party.

XII. ASSIGNMENT:

1. Neither this agreement nor any rights hereunder may be assigned by either party without written prior consent of the other party. Consent of such assignment shall be approved in writing and shall not be unreasonably withheld.

XIII. GOVERNANCE:

1. This Agreement shall in all respects be governed by, and construed and interpreted in accordance with, the Laws of the State of Florida, without giving effect to any conflicts of law principles of such state that might refer the governance, construction or interpretation of this Agreement to the Laws of another jurisdiction.

XIV. DISPUTE RESOLUTION:

1. All claims, disputes, or other controversies between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof shall be decided by litigation, unless the Owner elects to have such claim, dispute or controversy resolved by arbitration. In the event the Owner elects arbitration, the Owner shall provide the Contractor with written notice of its election to arbitrate, and the Contractor shall be bound by the Owner's decision. Any such arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules issued by the American Arbitration Association then in effect, and shall be held in the state in which the premises is located. The award rendered by the arbitrator or arbitrators shall be final, and judgment upon the arbitration award may be entered in the state in which the premises is located.
2. To the extent the Owner does not select arbitration, the Owner and the Contractor agree that the Courts of Broward County in the State of Florida have exclusive jurisdiction to hear and determine any claims, disputes, or other controversies between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof.
3. In any litigation or arbitration between the Owner and the Contractor arising out of or relating to the Contract or the breach thereof, the prevailing party shall recover all reasonable attorney's fees and costs, court or arbitration costs and fees, arbitrator fees and expenses, and expert witness fees and expenses.

XV. SEVERABILITY:

1. If any term or other provision of this Agreement is determined to be invalid, illegal or incapable of being enforced by any rule or law, or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect. Upon such determination that any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the extent possible.

XVI. MODIFICATIONS:

1. This document represents the entire agreement between the parties and no modifications to this document shall be valid except when written and approved by both parties.



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Eight (8) Year Limited Workmanship Warranty - Labor and Material

The Marina at the Bluffs Condominium Association, Inc.

1. **Limited Warranty:** This eight (8) year limited workmanship warranty is issued by A-1 Tropic Painting & Waterproofing (A-1 Tropic Painting) to **The Marina at the Bluffs Condominium Association, Inc.** (the Owner) for the application of *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)* to previously painted exterior masonry surfaces and trim on the twenty-two (22) 5-story condominium buildings, two (2) generator buildings, four pool/clubhouses, and one (1) property management office building located at 1550 Marina Isle Way, Jupiter, FL 33477.
2. **Scope of Warranty – Masonry Surfaces:** A-1 Tropic Painting shall provide a (8) eight year limited workmanship warranty, labor and materials, for exterior masonry surfaces repainted with *Benjamin Moore Ultra Spec EXT Satin Finish (W448 Series)* in accordance with the repaint contract signed on or about _____. The labor and material warranty specifically covers repairs of blistering and peeling paint on the stucco wall surfaces and trim repainted by A-1 Tropic Painting. This warranty covers 48 man hours to remedy any masonry coating failure due to workmanship.
3. **Conditions of Warranty:** A-1 Tropic Painting's obligations only extend to repair of any peeling or blistering paint on the stucco wall surfaces and trim repainted by A-1 Tropic Painting. A-1 Tropic Painting shall not be responsible for any defects in the paint or fading of the paint color, and the warranty does not include wood, metal, interior, or floor surfaces.
4. **Claims:** To assert any claim under this Limited Warranty, the Owner shall notify A-1 Tropic Painting, either by letter, e-mail, or by telephone call to our office. A-1 Tropic Painting shall have a full and complete opportunity to inspect any alleged defect.
5. **Warranty Period Applicable to Repair:** The Warranty Period shall only be applicable for the exterior stucco building walls and trim repainted by A-1 Tropic Painting. Any replacement materials furnished by A-1 Tropic Painting pursuant to this Limited Warranty shall be covered by the terms of this Limited Warranty for the remaining term of the original Warranty Period.
6. **Exclusive Remedy:** A-1 Tropic Painting's entire liability relating in any manner to this Limited Warranty shall be limited exclusively to repairing areas of peeling or blistering paint on stucco wall surfaces and trim repainted by A-1 Tropic Painting, or repairing through-wall water leaks or window leaks on wall surfaces or window joints re-sealed by A-1 Tropic.
7. **Assignment:** This Limited Warranty may not be transferred or assigned by the Owner.

8. **Force Majeure:** The Contractor is not responsible for structural faults, fire, hurricane, abuse, lightning, acts of God, or any and all faults not directly attributable to faulty materials or workmanship.
9. **Applicable Law; Jurisdiction:** This Limited Warranty shall be governed by and construed in accordance with the internal laws of the State of Florida.
10. **Entire Agreement:** This Limited Warranty constitutes the entire agreement between A-1 Tropic Painting and the Owner concerning the subject matter hereof and supersedes all prior agreements or warranties between the parties concerning the subject matter herein. This Limited Warranty shall not be binding upon A-1 Tropic Painting unless it is signed by the Owner and A-1 Tropic painting.

OWNER:

**The Marina at the Bluffs
Condominium Association, Inc.**

Signature

Print Name and Title

Date

Phone #, E-Mail Address

PAINTING CONTRACTOR:

A-1 Tropic Painting & Waterproofing

A-1 Tropic Representative

Print Name and Title

Date



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Limited Workmanship Warranty