BEVERLY LANDING
BY · CUMMINGS

September 2, 2026

Dear (Future) Beverly Landing Homeowner,

We are writing to provide an update on the progress of completing the delivery of your homes and the remaining steps toward closing and moving in.

Shower Thresholds and Shower Doors
We have secured additional skilled labor to lower and retile the shower thresholds and expect to complete up to five homes per day. The shower door system is made of tempered safety glass and cannot be modified. As a result, the supplier will fabricate and install new shower door systems after field measuring each shower opening to adjust for the lower thresholds.

Once ordered, the new system will take approximately six weeks to manufacture and install. Because of this lead time, the shower door installation will be completed after closing as a punch list item.

If you would like us to provide a shower rod and curtain while you await installation of the new shower door, please email us at **beverlylanding@cummings.com**.

Balconies
After the City's most recent inspection, it was determined that homes with balconies that do not already have Trex-type decking require a lower step from the home to the balcony. To address this, we will supply and install upgraded Trex-type decking over the existing aluminum deck at no cost to homeowners.

Certificates of Occupancy
The City has agreed that, as we complete the shower threshold work and, if applicable, the balcony decking in each home, it will issue a **Temporary Certificate of Occupancy** for that home. When all 60 homes are complete, final certificates of occupancy will be issued.

Of the 37 homes under agreement, we have received the first two temporary Certificates of Occupancy. Many variables remain, but we expect to receive temporary Certificates of Occupancy for the homes without balconies and homes with balconies and existing Trex decking by Friday, September 11,

and for homes with balconies requiring the installation of Trex decking by Friday, September 18.

Closings
Once we receive a temporary Certificate of Occupancy for your home, we will contact your attorney to establish a closing date. In the meantime, we have asked our attorney to reach out to all buyer attorneys with the paperwork and information needed to prepare for closing.

Please let your attorney (and your mortgage lender, if applicable) know that the Certificate of Occupancy will be **temporary**, and that the shower door system will be completed as a **punch list item** after closing.

Punch List Walkthrough and Move-In
Once you confirm your closing date with your attorney, and if you have not already completed a pre-closing walkthrough, contact Beverly Landing's property manager, Bill Lowd, at **beverlylanding@cummings.com** to schedule your walkthrough and move-in.

The Association's regular moving hours are Monday–Friday, 8 AM–5 PM, and Saturday, 10 AM–4 PM. Homeowners may reserve the loading dock for up to four hours for their move. If these hours or the four-hour limit do not work for you, please email Bill with your requested day and time, and we will do our best to accommodate your request.

We appreciate your continued patience and understanding as we work through these final steps and look forward to getting you into your new home.

Regards,

Ernest N. Agresti, Jr.
Vice President Administration | Cummings Properties

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