

PENINSULA MASTER ASSOCIATION, INC.

Office Address: 10 Peninsula Blvd., Gulf Shores, AL 36542
Mail Address: 368 Commercial Park Dr., Ste. A, Fairhope, AL 36532
Service Agent, CMA: Susan.Anderson@CMAcommunities.com, 251-901-1225

APPROVED BY TOM HULGAN, 14 MAY 2024; and on 20 May, by Ken Lee and Brian Brandt, with 21 May correction by Terry Corley.

MINUTES OF THE PENINSULA MASTER ASSOCIATION BOARD MEETING FOR WEDNESDAY 08 MAY 2024, 3:00 PM AT THE CLUB HOUSE PAGE 1 of 3

An Executive Session was held at 2:30pm to discuss some advice from our attorneys.

I. Meeting was called to Order at 3:00pm by Ken Lee

ATTENDEES:

Master Board Members Present: Ken Lee Brian Brandt Lyle Brown Terry Corley Tom Hulgan

Master Association Members Present:

Baywalk, Steve Gregg	Boulevard, Paul Hagen	Haven, Cyndi King for Wiley Russell
Lakes, Tom Davis	Links, Terry Markel	LVG, Mary Ann Pflueger
RacquetClub, Tracy Marmolejo for Jonathan Bond		Retreat, Ron Hill

Master Association Members Absent: Preserve, Joe Lapinsky

Community Management Associates (CMA): Susan Anderson

Others:

Robin Anderson, Lakes	Ruth Jackson, Blvd.
Lisa Bender, Blvd.	Jane Lee, Lakes
Scott Hamre, Blvd.	Dan Sheffer, Racquet Club
Michael Hudson, Preserve	Carol Sheriff, Blvd. & ARC

II. Lisa Bender of the Blvd asked to speak and was recognized by Ken Lee. Discussion between Lisa Bender and Ken Lee centered around ARC violations, present and past. Lyle Brown noted to Ms. Bender that ARC approvals must be only in writing and not oral.

PENINSULA MASTER ASSOCIATION, INC.

PAGE 2 of 3

III. Prior Board Minutes Reviewed and Approved Online 11 April Board of Directors meeting minutes.

IV. Financials Reviewed Terry Corley answered a question regarding interest rates.

V. Peninsula Committee Reports & Updates

1. Architectural Review (ARC) Tom Hulgán reviewed the prior two ARC minutes.
2. Events No one was present to report.
3. Pier Electrical and plumbing repairs were completed.
4. Roadways and Drains Joe Lapinsky reviewed current progress on road sealing and road paving, noting a proposal to “buy” five years life with a sealing of the roads for about \$300,000.00, followed by repaving two miles at a time, spaced two years apart, over five years. Also mentioned was the possibility that if enough reserves remain after the repaving, then over the next twenty years, bank interest might be sufficient, without assessment of the owners, to earn enough for the next repaving. Joe proposed a committee meeting with the Board.
5. Covenants Committee Lyle Brown noted the review of the markup covenants by the presidents and the Board continues until Fri. 17 May. Subject to further changes by the presidents and the Board, Lyle is cleaning up the markup for review by the attorneys. The new bylaws await review.

VI. Old Business

1. Retreat, Pres. Ron Hill & Sec. Debby Sheppard: At 09 April 2024 Master Board meeting, Retreat proposed to turn its common area number four (4) which runs behind Retreat houses next to the cemetery and next to an off-property neighborhood to the east, including the wood fence bordering the properties, over to the Master Association. No water or electricity is involved. City of Gulf Shores Planning commission on 23 March 2004, required “A minimum 6 foot high opaque fence must be provided along the rears of Lots 26-33”.

After some discussion noting that a few Retreat owners had appropriated the Commons Number Four space behind their lots, Ken Lee told Retreat President Ron Hill that the Board of Directors as a matter of policy did not want to take over any Association’s commons.

2. Board of Directors:
27 April 2024, re: truck damage to exit gate at Main Guard. Ken Lee requested that the Board of Directors immediately fix the gate, followed later by subrogation of the repair costs against the trucker’s insurance company. Brian Brandt, Terry Corley and Lyle Brown concurred.

Repairs cost about \$5000.00. Ken Lee suggested the Board of Directors consider installing Bollards (steel pipes containing concrete) at strategic locations to protect gate motors, and etc. Bollards subject to be placed on July agenda.

PENINSULA MASTER ASSOCIATION, INC.

Page 3 of 3

3. Board of Directors:

28 April 2024, re: Estimate 891 from Osborn & Son Electric LLC for repair of the front entrance lights. As this was the only bid received, Ken Lee asked for concurrence to give the work to Osborn & Son. Brian Brandt, Terry Corley and Lyle Brown concurred.

Repairs include new timer/photocell controls which are intended to turn lights on at dusk and off at a set hour (Ken lee suggests midnight) to save electricity cost.

4. Board of Directors:

30 April 2024, re: Estimate 47442 from Gulf Coast HVAC, LLC to repair A/C in Main Guard House for \$1000.00 with \$800.00 Ionizer option. In early May, there was full agreement to go with the repairs and the ionizer.

5. Website Contracts are up for approval.

Moved by Ken Lee and seconded by Terry Corley to renew the contract with the existing website services provider, Bay Favors, pending acceptance of a change in termination notice from 10 to 30 days. Passed 5 to 0.

6. Appeal of ARC denial of lawn windmill at 11 Wildlife Ct., Haven.

The Board of Directors unanimously denied the appeal.

VII. New Business

1. Discuss Board of Directors reducing the meeting schedule to every other month and/or cancelling summer meetings. After some discussion, Ken Lee directed the Board of Directors to go to an every-other month regular meeting schedule with the next meeting on 10 July 2024.

2. Discuss cut-off date for meeting agendas. Lyle Brown noted the problems created by “last minute” attempts to add to the regular meeting agendas. After discussion, it was moved by Ken Lee and seconded by Brian Brandt that agenda items be cut off at “the close of business [5pm] the Friday before” the regular meeting is scheduled. Passed 5 to 0.

VIII. Next Meeting is at 3:00 pm, 12 JULY 2024 in the Club House

(NOTE: MEETINGS CHANGED TO ALTERNATING MONTHS)

IX. Meeting was adjourned by Ken Lee at 3:55pm

By Lyle Brown, PMA Board secretary, 10 May 2024

PLEASE SEE ATTACHMENTS FOLLOWING.



PENINSULA COMMUNITY ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUEST FOR MODIFICATION APPLICATION FORM

Submit to Landmark Community Management Susan Anderson or you may hand carry the application and supporting documents to the Peninsula Remax Office between 9am and 1pm M-F Email: susan.anderson@cmacommunities.com

Date submitted: 9-1-23
Association Name: Haven
Property Owner's Name: John & Shannon Ewell
Property Address: 11 Wildlife Ct. Lot#: 46
Contact Phone: 206-753-7710
Property Owner email: jandsewell@comcast.net
Builder/Contractor's Name (if applicable): _____
Item to be installed/ modified: 9-1-23

All requests must include the following information:

- 1) Detailed description of request listing every element of the proposed change.
- 2) Subdivision plat with your project boundaries sketched in and all surrounding properties (Peninsula Subdivision Plats for all neighborhoods are posted on the Master Assoc website).
- 3) Construction site plans (if applicable; including all dimensions).
- 4) Color chip, paint name & the approved neighborhood paint number (for painting requests).
- 5) List of construction materials to be used (if applicable).
- 6) Photographs of the current property and, if applicable, drawings or depictions of proposed changes.
- 7) All other information as specifically required below or as noted within the Peninsula ARC and Design Guidelines.

See page 4 for a checklist of guidance for document submittal.

Briefly explain the Location, Design, Materials, Size, Measurements, Colors of your project (attach additional sheets as needed):

We have a windmill in our yard, and would like to keep. Did not realize we had to ask permission.

The outside of the home/lot must follow the guidelines and appearance of the other homes and lots in the community. For this reason, we must know the details involving any of the changes being made to the property. Failure to submit the required documents may delay processing of your request. We ask that you submit plans, subdivision plat of the lot, as-built, survey, pictures, advertisement, drawing sketch, as applicable, to explain and illustrate your project.

Approval for all submittals is effective for 9 months following the date it was approved.

Requested Start Date: 9-1-23 Estimated Completion Date: _____

Homeowner Comments (attach additional sheet if necessary):

Homeowner's Agreement: I understand and agree that no work on this request shall commence until written approval of the ARC Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community design guidelines. I understand that I am responsible for complying with all city and county regulations. Neither the Peninsula Master Association Board of Directors, the Association ARC, nor their respective members, Secretary, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone requesting approval of an Architectural modification by reason of mistake in judgment, negligence, or nonfeasance, arising out of any action with respect to any submission. The purpose of the Modification Review is for review and approval of site planning, appearance, and aesthetics. None of the foregoing assume any responsibility regarding design or construction, including without limitation, the structural integrity, mechanical or electrical design, methods of construction, and technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims regarding this request or the approval or denial thereof.

By signing this form, I acknowledge that I understand the above information and it is my responsibility to make certain that the modifications being made to my property are done in compliance with the Covenant, Conditions, and Restrictions for the Peninsula Master HOA.

Owner's Signature: 
Owner's Printed Name: Shannon Ewell
Date: 9-1-23

ARC Meeting Minutes for 17 April 2024

Members present: Tom Hulgan, Gabi Rohman, Robin Anderson, Carol Sheriff

Absent from meeting: Jack Malone

Requests Submitted:

28 Natures Trail: Tree removals – approved

17 Serenity Cove: Fence & Landscaping – approved

415 Peninsula Blvd: Landscaping – approved

ARC Meeting Minutes for 1 May 2024

Members Present: Tom Hulgan, Gabi Rohman, Robin Anderson, Carol Sheriff, and Jack Malone

Members Absent: None

1. 11 Wildlife Court – planter and hard scape. Approved.
2. 414 Peninsula – Generator and propane tank. Approved.
3. 305 Peninsula – façade repair and repaint. Approved.
4. 402 Peninsula – tree removal. Revise and resubmit to include documentation from the arborist/City of Gulf Shores.
5. 539 Retreat Lane- repair and repaint trim. Approved.
6. 539 Retreat Lane- repaint exterior. Approved.

Ad hoc discussion: Robin brought a request to obtain a sense of the ARC for approval of a future build in the Lagoon with a front facing garage. There are already ten other houses in the same stretch of the street that have front facing garages. The committee voted 4 -0 with one abstention to allow a new build at 27 Lagoon with a front facing garage.

Peninsula Master Board Social Committee Meeting Minutes, April 3, 2024, 1:00 P.M. - Sales Office

Attendees: Stacey Ingold, Jane Lee, Cindy Bauer, Gail Hisle, Debby Griffin, Mark Mitchell

I. The meeting was called to order by Stacey Ingold at 1:00 p.m.

- Stacey asked Mark Mitchell to speak with the committee about T shirts for the Peninsula Social Activities. Mark presented several fabrics and colors for the committee to review.
- The committee agreed on a design for the shirts (our pier looking out to the bay), the fabric and selected 5 colors for men's shirts/3 colors for women's shirts (V neck)
- Social committee members will be available at the tennis club for residents to select sizes and colors. The dates, times and cost for resident review will be determined at our next meeting and posted to all residents.
- All T shirts will be an online preorder

II. The Bicycle and Golf Cart Safety Class will not be held. Gulf Shores police department does not offer that class. The Committee and Cindy agreed for Cindy to post REMINDERS about bicycle and golf cart safety in the Newsletter.

III. The Battle of Neighborhoods will be held over 3 days in early June. *June 6 (Thursday) will be the Corn Hole Tournament, June 7 will be the Ping Pong Tournament, and June 8 will be the Tennis/Pickle ball Tournament. Neighborhoods will be encouraged to enter teams for competition, register online and wear their Peninsula Neighborhood T shirts. Mick Seys will assist the committee and staff with the corn hole tournament, the social committee will assist the staff with the ping pong and pickle ball/tennis tournaments.

IV. The Fourth of July Parade will be held at 5:00 p.m. beginning at the roundabout at Retreat and proceed to the parking area of the tennis club. Categories include golf carts, bicycles, walkers and pets. Parade viewers may cast their vote for "best of" in each category at the conclusion of the parade. Prizes will be awarded.

V. The Art Show will be headed by Gail Hisle again this year. She will meet with Sonya and Jason to find a date in late October. Friday night will be the residents only preview with appetizers and wine. Saturday will be from 10-12.

VI. Debby Sheppard and Stacey Ingold will meet with Jason and Sonya to discuss the Jingle Mingle for December. Residents will be asked to bring toys for the Toys for Tots program and several artists will have their work for sale.

VII. The next meeting will be April 17 at 2:00 p.m.

VIII. The meeting was adjourned at 2:15 p.m.

Respectfully submitted

Debby Griffin

*please note change in date from May noted in the last minutes.

Peninsula Master Board Social Committee Meeting
Minutes, April 17, 2024, 2:00 P.M. - Sales Office

Attendees: Stacey Ingold, Debby Griffin

I. The meeting was called to order at 2:00 P.M. by Stacey Ingold

II. T-Shirts for the Battle of the Neighborhoods

- The Master Board approved the Social Committee's plan for design, order and sale of T-Shirts for Neighborhood Activities
- Stacey will contact Mark Mitchell regarding messaging on flyers for distribution, templates for order forms and production dates
- The committee has tentatively set dates for review and order of the T-shirts. Those dates will be MWF beginning May 6-May 17 from 8-9:30 at the Tennis Center Clubhouse.

III. Golf Cart and Bicycle Safety

- Social Media posts will begin in early May reminding residents of bicycle and golf cart safety tips and protocols.

IV. Battle of the Neighborhoods June 6,7,8

- Stacey shared a flyer she had produced for the Corn Hole Tournament. Revisions were suggested. She will also ask Cindy for her suggested revisions prior to printing. These flyers will be distributed via email to all Neighborhood HOA Presidents to share with their respective communities.
- Stacey will also work with Mick Seys to set up the blind draw and bracketing for the tournament on June 6. Tournament to be held in the green adjacent to the golf club house.
- Cindy Bauer will be in charge of the Battle of the Neighborhoods Tennis and Ping Pong tournaments to be held June 7 and 8. The social committee will assist in any way they are needed.

V. 4th of July Parade

- Stacey is working on a design for a flyer to be distributed by the committee throughout the neighborhood. All residents who want to participate may do so in one of the 4 categories: Golf Carts, Bicycles, Pets, Walkers. Participants are encouraged to decorate and dress with all things "4th of July"
- Sign up and Staging will begin at the roundabout at Blvd., Retreat, Haven at 4:30. Social committee members will be there to assist with registration, entry number posting, and placement in the parade.
- The parade will begin at 5:00 at end at the clubhouse
- Parade viewers will be asked to cast their vote for "best of" in each category.
- Prizes will be awarded

VI. Art Show and Jingle Mingle

- These two activities will be discussed at the next meeting

VII. The next social committee meeting will be held May 1, Wednesday, at 1:00 p.m. at the sales office

VIII. The meeting was adjourned at 3:00 P.M.

Respectfully submitted

Debby Griffin, Secretary, Social Committee

COVENANTS COMMITTEE MEETING MINUTES

2024 Covenants Committee

Lyle Brown, Chair

Tom Hilgan

Cyndi King

Ken Lee, ex officio

Tom Davis, ex officio

11 April 2024, prior to afternoon meeting, made a backup of the 2024 Master declaration to date with developer strikeouts and some more insertions in RED to speed the Covenants Committee meeting. Lyle Brown, Tom Davis & Tom Hilgan attended the 2pm meeting. We progressed thru the "Article 11", which is the "COVENANTS GOVERNING THE ARCHITECTURAL REVIEW COMMITTEE (ARC)", creating ARC, governing ARC and criteria for approving or denying applications and stopped at clause 11.10 (developer text) or 11.14 (new). It appears that 16 April meeting will carry us into "Article 12", the covenants that provide "Architectural & Land Use Covenants".

12 April 2024, in reviewing the new covenants, Lyle found and suggested to the committee some changes and improvements (some for clarity to the reader). Lyle then did backup 05 to the draft 2024 Master Declaration. Committee is well into the Article controlling ARC and its criteria for approving or denying applications. Covenants will eventually have to be renumbered.

13 April 2024, Lyle suggested a new Article just ahead of "Assessments" labelled "BUDGET, FINANCE AND ACCOUNTING" to gather together a number of financial items that are currently scattered about the covenants and the Bylaws.

16 April 2024, Lyle Brown, Tom Davis & Tom Hilgan attended the 2pm meeting. Finished reviewing Article 11 (governing ARC) and into Article 12 (Architectural and Land Use Covenants) as far as 12.20 (half way). Committee plans to prohibit wood fence except at the borders of The Peninsula; delete Exterior Color tables and turn that over to the 2 Associations involved; and delete the table of "Approved Builders" as ARC has to review and approve all new construction.

17 April, Lyle Brown did backup 07 on the draft 2024 Master Declaration.

18 April, with Lyle Brown & Tom Davis attending, the committee looked at the New Article IX, "Budget, Finance and Accounting", which contained clauses on those subjects consolidated from elsewhere (individual clauses already approved). After a second review of "Exterior Colors", Tom Davis was still of

the opinion that the colors should be struck from the Covenants and given over the Associations, as most of the Associations did not have colors listed in the covenants. A message from Brian Brandt re: "Nuisances" was reviewed and it was determined these were enforcement issues, not rewrite issues. "Peninsula Approved Builders" was revisited and it was agreed that ARC approves building plans, not

the builder, hence should be struck out. More text was reviewed with the Committee stopping after 13.06. Backup 08 was made on 20 April.

25 April, Lyle Brown suggested a "THEREFORE" to go at the end of the RECITALS and a couple word addition to the draft Bylaws. Also, struck out most of developer's Directory. These would be reviewed at the next committee meeting.

27 April, Lyle Brown suggested an addition to Article 12 to prohibit short term condo rentals of less than one week. This was also treated in last year's draft covenants.

29 April, Lyle Brown adjusted some margins on the inserts and clauses to be retained. Renumbered Article 12.

GULF COAST HVAC, LLC

6789 MAGNOLIA
SPRINGS HWY
FOLEY, AL 36535

AL LIC# 08232

D
4/30

Name / Address

THE PENINSULA MASTERS ASSOCIATION C/O
CMA
ATTN: SUSAN ANDERSON
368 COMMERCIAL PARK DRIVE
SUITE A
FAIRHOPE, AL 36532

Due Date	R
5/15/2024	

Description	Qty	C
QUOTE TO REPLACE CEILING SUPPLY VENTS WITH PLASTIC VENTS. CLEAN SUPPLIER BOOTS. RUN SIX INCH FRESH AIR DUCT TO AIR HANDLER. OPTION FOR NEW WAVE IONIZER AIR CLEANER TECH: JOE 251-747-3178 none		
		Total

Phone #	Fax #
----------------	--------------

2519551054

251-955-1056

Signature

Steiner Services

18924 James Road
Gulf Shores, AL 36542 US
+1 2517475867
lsteinerservices@gmail.com

INVOICE

BILL TO
The Peninsula

INVOICE 4570
DATE 05/07/2024
TERMS Due on receipt
DUE DATE 05/07/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	The Haven (back cul de sac) area- installation of concrete curbing	1	5,200.00	5,200.00

BALANCE DUE **\$5,200.00**

Website Maintenance Agreement



This Website Maintenance Agreement (the "Agreement") is entered into May 15, 2024 (the "Effective Date") by and between Peninsula Master Association, (the "Client") located in Gulf Shores, AL and Robert Perry dba Bay Favors (the "Designer") located in Mobile AL, also individually referred to as the "Party", and collectively the "Parties".

1. Overview of Primary Website Maintenance

- Providing web hosting service for existing site with SSL certificate and security protocols as part of routine monthly maintenance. {billed \$24.70/monthly}
- Among the services provided by the monthly website maintenance service are uploading pdf files to the host server as links to your website, optimizing files, scanning for viruses, testing, and uploading them to designated web pages. There will be no more than four (4) PDF files per month, each of which shall not exceed four (4) megabytes in size and not exceed one hundred (100) PDF pages in letter-size. {billed \$86.25/monthly}
- There are also routine services provided regularly, such as monthly SEO site optimization, page speed testing, and changes to the site's core functionality. {included}

2. Cost and Payment

The Web Designer will charge fees for the services mentioned above, either at said rate, as a fixed package price, or an hourly rate of \$85.00, depending on Client's need. The billing method for the below website plans, if deemed necessary, are given below for your website, peninsulamaster.com.

Domain Solutions including security and privacy – not included.

Service and/or Business Hosting Solutions – monthly autopay billing.

Website Maintenance with Design Management – monthly autopay billing.

Website Plan pertaining to Client's need / Expandable Package – not required.

Expandable services as required on a monthly as-needed basis – monthly autopay billing.

Initial Deposit Prior to Autopay (Balance due upon execution of the Agreement): \$30.00

Payment of the balance is contingent upon the completion of this agreement and its acceptance by the Client. Subscriptions for services are billed on the first day of each month.

3. Schedule

This agreement replaces all prior agreements between the Client and Designer and is effective on the day the signage is placed by both parties.

4. Copyright and Referral Notice

A Copyright notice that states "@name of your website" may be displayed on the bottom of each page (the footer) of your website. As a referral tag, a small logo image with a link to Bay Favors Web Services may appear in footer.

5. Confidentiality

During this Agreement, it may be necessary for the Client to share proprietary information, including trade secrets, industry knowledge, and other confidential information, to the Designer for the Designer to complete the Website in its final form. The Designer will not share any of this proprietary information at any time, even after the Agreement is fulfilled. The Designer also will not use any of this proprietary information for the Designer's personal benefit at any time, even after the Agreement is fulfilled.

This provision shall remain in full force and effect even after the termination of this Agreement, either by natural termination or for cause.

6. Ownership Rights

The Client continues to own all proprietary information it shares with the Designer during the term of this Agreement for the purposes of the Project. The Designer has no rights to this proprietary information and may not use it except to complete the Project. Upon completion of the Agreement, the Client will own the final website design.

While the Designer will customize the Client's Website to the Client's specifications, the Client recognizes that websites generally have a common structure and basis. The Designer continues to own all template designs it may have created prior to this Agreement. The Designer will further own any template designs it may create because of this Agreement.

7. Assignment.

The Parties may not assign their rights and/or obligations under this Agreement unless both Parties agree to the assignment in writing.

8. Termination.

Either Party may terminate the Agreement at any time by providing the other Party ten (10) days prior written notice.

The Client can terminate the Agreement by giving written notice: (a) if the Designer commits any material breach of this Agreement and fails to correct the breach within ten (10) days of notice of the breach; or (b) if there is any repeated failure by the Designer to execute the Project in an acceptable standard and to the reasonable satisfaction of the Client.

The Designer can terminate the Agreement by giving written notice: (a) if the Client fails to make the payments required and set forth in Sections 2 and 3 within five (5) days of notice of failure to make a payment; or (b) if the Client commits any other material, non-financial breach and fails to correct the breach within ten (10) days of notice of the breach.

Should either party choose to terminate this agreement, neither party shall be entitled to any financial compensation during or after the current term of service. The Designer shall retain the subscription service fees paid by the Client for the billing month and they will not be refunded.

9. Limitation of Liability.

UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY FOR ANY DAMAGES RESULTING FROM ANY PART OF THIS AGREEMENT SUCH AS, BUT NOT LIMITED TO, LOSS OF REVENUE OR ANTICIPATED PROFIT, LOST BUSINESS, OR COSTS OF DELAY.

10. Dispute Resolution.

Choice of Law. The Parties agree that this Agreement shall be governed by the State and/or Country in which the duties of this Agreement are expected to take place. If the duties of this Agreement are to take place in multiple States and/or Countries, this Agreement shall be governed by Alabama law.

Negotiation. In the event of a dispute, the Parties agree to work towards a resolution through good faith negotiation.

Mediation or Binding Arbitration. If a dispute cannot be resolved through good faith negotiation, the Parties agree to submit to binding mediation or arbitration.

Attorney's Fees. In the event of Arbitration and/or Mediation, the prevailing party will be entitled to its legal fees, including, but not limited to, its attorneys' fees.

11. Severability.

If any section of this Agreement is found to be invalid, illegal, or unenforceable, the rest of the Agreement will still be enforceable.

12. Complete Contract.

The Parties acknowledge and agree that this Agreement represents the entire agreement between the Parties. If the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both parties.

13. Notices

All notices under this Agreement must be sent by email with read receipt requested or certified or registered mail with return receipt requested. Notices shall be sent as follows:

Designer

Robert Perry _____
drickp@hotmail.com _____
965 Church Street _____
Mobile AL 36604 _____

Client

Peninsula Master Association
c/o CMA
368 Commercial Park Dr, Ste A
Fairhope, AL 36532
Assigned Portfolio Manager
Susan Anderson
Susan.anderson@cmacommunities.com
251-901-1225

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

Designer

Signed: *Robert Perry* _____
Name: Robert Perry _____
Date: 4/23/2024 _____

Client

Signed: _____
Name: _____
Date: _____

Fully Managed Website Management

Hundreds of businesses trust OneNine with the management and enhancement of their websites, no matter who originally created them. Choosing OneNine for website management means your website is always up, secure, fast, and regularly updated. Plus, your dedicated account manager is always on standby, ready to assist you whenever needed.

\$500/MO

Month to month. Cancel anytime.

- ✓ Your own account manager who can text, call, or email with anytime.
- ✓ 5 hours a design & development time every month. Overages are billed at \$65 an hour.



100% Uptime Guarantee

Yes, that's correct. If your site goes down, we will refund your most recent payment and give you 3 months free.



24/7 Live Chat

Get instant assistance anytime with our around-the-clock live chat straight from your dashboard.



Daily Speed Test

We run speed tests on your site every day. If your speed scores drop, we immediately send a developer to re-optimize it.



Real-time Backups

We run real-time backups on every OneNine-hosted site. Should you need it, we can restore your site to the exact minute an issue occurred, upon request.



Back-end and Front-end Site Security

Saturn implements two distinct WordPress security setups: one for the front-end and one for the back-end. In the unlikely event that your site is hacked, we will rectify the issue at no cost to you.



Free Staging Site

Every domain hosted on OneNine includes access to a staging environment. With just one click, you can push changes to the live site or create a new staging site based on the latest or a previous backup.



Screenshot Monitoring

We take a screenshot of your site every 3 hours and notify you if there are any changes from the previous one.



SSL Certificate



DNS Management

While not required, we offer free DNS management through the industry leader, Cloudflare, for those who opt in during sign-up.



Unlimited Bandwidth

At OneNine, we don't believe in nickel-and-diming our customers. One price gets you everything, with minimal restrictions.



CDN Network with Edge Caching



100 GB Storage



Free Migration

Our migration team will seamlessly handle the transfer of your existing WordPress site to our platform at no extra cost, typically within 1 hour after signing up or at your specified time.

