



# REGION ROOFING & REMODELING INC.

Office - (800) 280-7723  
 Website - regionroofing.net  
 FL Lic. # CCC1335741



Building #3

## Contract

| Contact Info  |  |   |  |             |                        |
|---|--|---|--|-------------|------------------------|
| Customer: Ruxton Village II HOA, Inc. (Authorized Signor - Joseph Capasso - HOA Vice President)   |  |   |  |             |                        |
| Mailing Address: Ameritech Management<br>24701 US 19 N, Suite 102   | City: Clearwater   | State: FL   | Zip: 33763   |             |                        |
| Email: joe@capasso.org  | Cell Phone: (978) 660-1077   |   |  |             |                        |
| Company Rep: Graig Garver   | Rep Cell: (813) 965-2897   |   |  |             |                        |
| Project Address: 7645 Upton Ct and 7647 Upton Ct, 7620 Tolar Dr and 7622 Tolar Dr, New Port Richey, FL 34654  |  |   |  |             |                        |
| Project Scope   |  |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Homes exterior & landscaping to be protected as needed.  | <input checked="" type="checkbox"/>   | Tear off and haul away debris with on-site dumpster. |             |                        |
| <input checked="" type="checkbox"/>   | Layers to be removed: (1) Shingle ( ) Metal ( ) Tile   | Removal of additional layers at \$0.40 per sqft.  |  |             |                        |
| <input checked="" type="checkbox"/>   | Up to 4 sheets included with the bid.  | Extra decking if needed at \$100.00 per sheet.  |  |             |                        |
| <input checked="" type="checkbox"/>   | Install new GAF Peel & Stick underlayment over the entire roof surface. Ice & Water leak barrier to be installed around skylights, chimneys and roof penetrations as needed.                                   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Re-Nail all decking to meet code requirements.   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Install all new drip edge. - Color TBD   | Inspect all flashing and replace as needed at \$10/LF (\$450.00 max for stucco repair per building) |  |             |                        |
| <input checked="" type="checkbox"/>   | Replace damaged/rotten fascia (wood fascia at \$12/LF, aluminum fascia wrap at \$12/LF)  | Replace damaged/rotten soffit at \$14/sqft.   |  |             |                        |
| <input checked="" type="checkbox"/>   | Install new GAF ProStart starter shingles on all rakes and eaves.  |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Install new GAF Seal-A-Ridge Ridge Cap Shingles.   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Chimney and/or Skylights: To be inspected and include new flashing as needed.  |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Exhaust stacks/goosenecks to be inspected and replaced as needed. (8) 4" ( ) 6" (4) 10"  |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Install all new pipe boots as needed. (10) 2" ( ) 3" ( ) 4" ( ) 5" ( ) Zipper Boot for Electric Pole   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Off Ridge Add: _____   | Slant back Add: _____   |  |             |                        |
| <input checked="" type="checkbox"/>   | 160 Ft. Ridge Vent Add: _____  | Other Add: _____  |  |             |                        |
| <input checked="" type="checkbox"/>   | Full and thorough cleanup. All trash & debris to be removed. Yards, flowerbeds, driveways, roof & gutters to be cleaned and/or magnet swept daily.   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | All dumpsters, permits, notice of commencements and county inspections are included and will be handled by Region Roofing & Remodeling, Inc.   |   |  |             |                        |
| <input checked="" type="checkbox"/>   | A GAF Golden Pledge Warranty which includes a 40-year manufacturer defect warranty, 15-year infinite wind speed warranty, 25-year algae protection and a 25-year manufacturer workmanship warranty. \$4,280.00 |   |  |             |                        |
| <input checked="" type="checkbox"/>   | Shingle Brand: GAF   | Shingle Type: Timberline HDZ  | Shingle Color: Pewter Gray                           | \$39,585.00 |                        |
| <input checked="" type="checkbox"/>   | Metal Profile: _____   | Metal Gauge: _____  | Metal Color: _____                                   | \$ _____    |                        |
| <input checked="" type="checkbox"/>   | Tile Manufacturer: _____   | Tile Profile: _____   | Tile Color: _____                                    | \$ _____    |                        |
| CONTRACT FOR FULL INSURANCE PROCEEDS:   |  | YES   | NO   | X           | Initial: N/A <i>JC</i> |
| <b>Adders: (included in total sum below)</b>  |  |   |  |             |                        |
| 1. A discount of \$870.00 per building will be provided if multiple buildings are scheduled within a two week period.   |  |   |  |             |                        |
| 2. Replace any rotten/damaged fascia board (\$12/LF) or damaged fascia wrap (\$12/LF). Replace any rotten/damaged soffit (\$14/LF) <b>To be billed directly to the owner of each unit.</b>  |  |   |  |             |                        |
| 3. Owners have an option to add gutters and downspouts for \$11/LF.   |  |   |  |             |                        |
| <b>Payment:</b> Owner agrees to pay Region Roofing & Remodeling Inc. upon completion. Once commenced, work will be continuous until completion with exceptions for acts of God or weather. Region Roofing & Remodeling Inc. proposes to furnish material and labor in accordance with the specifications above for the total sum of: <b>\$38,715.00 plus, changes to scope.</b>   |  |   |  |             |                        |
| Change orders are to be authorized in writing only by Donna Hoey, President of the Ruxton Village II HOA, Inc or her designated representative.   |  |   |  |             |                        |
| Due at Signing \$ 1,015.00 Due Prior to Material Drop \$ 18,850.00 Due at passed final insp. \$ 18,850.00   |  |   |  |             |                        |
| Make all checks payable to <b>Region Roofing &amp; Remodeling Inc.</b> A 3% convenience fee will be added if paying by credit/debit card. HOA to receive warranty documents and lien releases from Region Roofing and from other sub-contractors, if any, once final payment clears.  |  |   |  |             |                        |
| <b>"You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code"</b> |  |   |  |             |                        |
| Customer Signature: <i>Joseph Capasso</i>   |  |   | Date: 4/21/26  |             |                        |
| Representative Signature: <i>Graig Garver</i>   |  |   | Date: 04/21/2026                                     |             |                        |

Over

**DISCLOSURES AND AGREEMENTS**

By initialing below, the Customer acknowledges and agrees to the following disclosures as part of this Agreement. These disclosures are integral to the full contract and are legally binding.

**1. Provision of Materials and Labor**

All materials and labor required for the completion of the services described herein shall be provided by RRR unless explicitly stated otherwise in writing.

**2. Additional Costs**

The Customer acknowledges that additional costs may be incurred during the course of the project. These may include, but are not limited to, costs related to permits, dump fees, plywood, and other necessary materials.

**3. Decking and Structural Work**

The Customer understands that upon commencing the work, it may be necessary to replace or add decking. The cost for standard 1/2" plywood decking is \$100 per sheet. Other decking materials or structural work will be charged at a rate of \$12 per linear foot. All prices set forth in this Agreement are subject to change without prior notice based on fluctuations in material or labor costs.

**4. Unforeseen Work and Cost Adjustments**

The Customer agrees that due to unforeseen circumstances, additional work may be required to complete the project as specified. The Customer is responsible for payment for any additional work, whether such work is (i) not described in this Agreement, (ii) not known at the time of this Agreement, or (iii) discovered after demolition or further investigation during the course of the project.

**5. Roofing Projects and Aesthetic Discrepancies**

The Customer acknowledges that this is a roofing project and due to the nature of installing new materials on an existing structure, the final product may not be perfectly leveled, aligned, flush, proportionate, consistent, or uniform. However, RRR will ensure that all work is performed in compliance with applicable Florida building codes and is subject to inspection by the relevant municipality. Should any code upgrades be required, the Customer will bear the cost of such upgrades. If the Customer disputes the quality of work, payment in full is still required as long as the work passes the required code inspection.

**6. Insurance Payments and Responsibilities**

The Customer understands that certain costs associated with the project may not be covered by insurance. If the insurance does not cover these additional costs, the Customer will be responsible for payment. All insurance payments, including but not limited to Actual Cash Value (ACV), depreciation, and supplements, must be made directly to RRR or to the Public Adjuster, if applicable.

**7. Prohibition Against Insurance Claim Profit**

The Customer agrees that they shall not profit from any insurance claim or retain any portion of the insurance funds. Insurance payments are due to RRR within seven (7) days of receipt by the Customer.

**8. Lien and Collections for Non-Payment**

If any payments are withheld, including insurance payments, a lien will be placed on the property immediately. The Customer may also be sent to collections, and if applicable, will be responsible for paying any Public Adjuster fees.

**9. Adjustments to Estimate**

RRR and/or the Public Adjuster may seek to increase the project estimate during the claims process or after the completion of work to account for actual costs.

**10. Customer's Out-of-Pocket Payments**

Any out-of-pocket expenses required by the Customer are due prior to the commencement of work unless otherwise agreed in writing. Any additional out-of-pocket expenses incurred during the project are due within seven (7) days after an invoice is issued.

**11. Late Payment Fees**

Late payments will incur a fee as outlined in Section 11 ("Collection & Legal Fees") of this Agreement. If payment is not received within fourteen (14) days, legal action will be initiated, and a lien may be placed on the property. RRR reserves the right to request an upfront retainer at any time before work proceeds.

**12. Certificate of Completion and Insurance Claim Discrepancies** If an insurance claim is involved, the Customer agrees to sign a certificate of completion once the work is finished, even if there are discrepancies in the quality of work. Should the Customer refuse to sign the certificate, they will be responsible for paying the depreciation amount out-of-pocket. The Customer is also responsible for any unpaid amounts should the insurance carrier deny payment for certain items included in the invoice.

**13. Indemnification and Liability**

Florida law allows homeowners to seek indemnification from contractors for certain types of damage, including damages related to defects in the work performed. RRR agrees to indemnify and hold harmless the Customer for damages resulting from RRR's failure to comply with applicable building codes, statutes, or ordinances in accordance with Florida law.

**14. Dumpster and Property Damage**

The Customer understands that a dumpster will be required at the job site. RRR is not responsible for any damage caused by the dumpster to the property.

**15. Noise, Vibration, and Collateral Damage**

The Customer acknowledges that noise and vibrations may occur as a result of the work. RRR is not liable for any collateral damage to paint, drywall, or other property as a result of the work. Additionally, the Customer assumes responsibility for moving personal items away from the job site to avoid damage.

**16. Debris and Personal Property Damage**

The Customer understands that debris may fall onto the property during the course of the work. RRR is not responsible for any damage to personal property or injury caused by debris. The Customer is responsible for removing personal items from the work area.

**17. Safety and Injury on Job Site**

The Customer acknowledges that the job site may be dangerous. RRR is not responsible for injuries sustained by unauthorized individuals on the job site.

**18. Ventilation and Insulation Issues**

RRR is not responsible for any ventilation or insulation issues that may arise in the attic as a result of the work performed. Roof vents will be installed based on the layout of the previous roof unless otherwise specified in writing.

**19. Damage to Property Inside the Home**

RRR is not responsible for damage to the interior of the property caused by nail punctures or falling debris. This includes damage to air conditioning units, electrical, or cable lines.

**20. Warranty and Payment Conditions**

The warranty for the work is not in effect until the Customer has made full payment for the contract amount. RRR is not obligated to address any warranty claims until the contract has been paid in full. Any warranty claims must be communicated within seven (7) days of noticing the issue; otherwise, RRR is not liable for any direct or indirect damages. The warranty does not cover damages caused by ice damming, poor insulation, poor ventilation, or any issues unrelated to the proper installation of the work performed by RRR.

**ADDITIONAL DISCLOSURES REQUIRED UNDER FLORIDA STATUTES**

**21. Compliance with Florida Roofing Contractor Licensing Requirements** RRR is a licensed roofing contractor in the State of Florida. As required by Florida law, RRR is registered with the appropriate state and local authorities and holds all necessary licenses to perform roofing work in Florida. A copy of RRR's roofing contractor license and proof of insurance are available upon request.

**22. Right to Rescind**

Under Florida law, the Customer has the right to cancel this contract within three (3) business days from the date the contract is signed, if the Customer is a homeowner. Cancellation must be done in writing and sent to RRR's business address: Headquarters - 5539 Indianapolis Blvd, East Chicago, IN 46312.

**23. Roofing Contracts**

This contract is subject to the provisions of Florida's Roofing Contractor Laws. If the contract involves roofing repairs or alterations to a residence, it is a "roofing contract" as defined by Florida law. RRR must provide a written contract detailing the scope of work, total cost, and any required permits.

**24. Mechanic's Lien Rights**

Under Florida law, contractors have the right to file a mechanic's lien against the property if payment is not made in accordance with the terms of this contract.

**25. Florida Warranty Statutes**

The Customer acknowledges that Florida law requires certain warranties for roofing and construction work. All warranties provided by RRR are in addition to, and not in lieu of, any warranty rights provided by Florida law.

**26. Florida Homeowner's Construction Recovery Fund**

SECTION 489.1425, FLORIDA STATUTES: FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND - PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTED FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT: CONSTRUCTION INDUSTRY LICENSING BOARD, 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399; PHONE 850-457-1395.

By signing below, the Customer acknowledges and agrees to all terms and conditions as set forth in this Agreement.

Customer Initial: JK Date: 4/20/26

Contractor Initial: JJ Date: 04/21/2026 Page 2 of 2

This contract is legally binding upon both parties under the laws of the State of Florida.