

CHATTAHOOCHEE RUN  
UPDATED CAPITAL RESERVE ANALYSIS FOR 2009

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1. View of a synthetic stucco pilaster cap, showing typical damage along the top edge of the cap.



2. View of a typical synthetic stucco pilaster cap, showing dirty, stained and coarse appearance of the cap coating.

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3. View showing one of several vertical cracks in the monument wall located along the south side of Grand Vista Approach.



4. Another view showing step cracks and loose brick in the monument wall located along Grand Vista Approach.

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5. View showing the wide settlement crack and apparent outward movement at the west end of the monument along the south side of the Grand Vista Approach.



6. View showing a vertical crack in the upper level monument at the north side of Grand Vista Approach.

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7. View showing missing and deteriorated fence boards along the north side of the Grand Vista Approach.



8. View showing the dirty and stained appearance of the logo sign at the McGinnis Ferry Road entrance.

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9. View showing the poor condition of the logo sign at the entrance to the Riverside Community.



10. View showing missing and deteriorated fence boards at the entrance to the Riverside Community.

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11. View of the monument sign at the clubhouse, showing the logo sign that is dirty, stained and damaged.



12. View showing the poor condition of the lifeguard platform at the competition pool.

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13. View of a typical tennis court light pole, showing the poor condition of the painted finish.



14. View of the arbor at the pool deck, showing several deteriorated members that have fallen over along the top of the arbor.

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15. View of the basketball backboard, showing the extensive corrosion occurring at the back of the board.



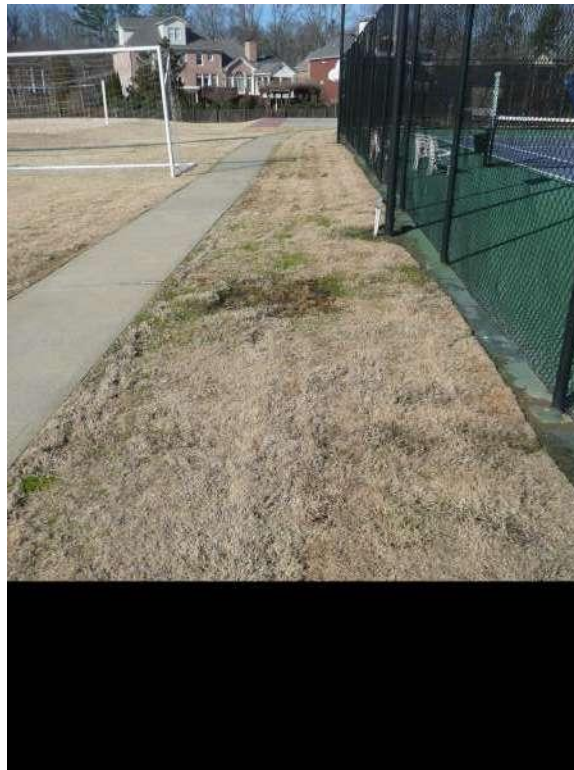
16. View of one of the pedestrian bridges in the athletic field, showing the poor condition of its painted finish.

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17. View of the steps at the left of the clubhouse showing erosion beginning to occur along the right side of the steps.



18. View showing evidence of poor drainage and ponding water at the rear of the tennis court.

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19. View showing cracks that have formed in the surface of the jogging path that should be sealed.



20. View showing cracking and slight settlement at a section of the jogging path.

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21. View showing deteriorated wood drip edge at the right front corner of the clubhouse.



22. View showing deteriorated wood drip edge at the left front corner of the clubhouse.

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23. View showing deteriorated wood trim below the arched window at the rear of the clubhouse.



24. View of the arched glass window at the rear of the clubhouse whose glazing seal has failed.

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25. View showing blistered paint at one of the rear deck column surrounds that is an indication of possible wood rot.



26. Deteriorated wood rail cap and post at the top of the stairs at the clubhouse deck.

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27. Deteriorated wood rail cap and post at the opposite side of the stairs at the clubhouse deck.



28. Deteriorated wood rail, post and picket at the bottom of the railing at the clubhouse deck.

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29. View showing deteriorated wood base, which is typical at most of the sliding glass door openings at the first floor of the clubhouse.



30. View showing deteriorated wood trim at the bottom of the windows above the sliding glass doors.

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31. View showing the door frame at the basement level of the clubhouse, showing evidence of deterioration due to termite infestation.