

Georgetown Development

2230 North University Parkway, 7G
Provo, UT 84604

Corr-48509

July 26, 2024

To the Independence Avenue HOA Board,

Georgetown Development acknowledges the concerns raised regarding the decks within the community and we appreciate the opportunity to address these concerns directly.

The decks were designed, engineered, and constructed in compliance with all relevant building codes and standards at the time of development. The statute of limitations for construction-related claims in Utah is six years from the completion of the building and the granting of occupancy. According to our records, occupancy for the final phase was granted well beyond the six-year period. As such, any claims related to construction defects fall outside the legally permissible timeframe for action. This position is supported by the legal opinion provided by the HOA's attorney.

Georgetown Development prides itself on delivering high-quality construction projects. All structures, including the decks in question, were built following rigorous quality assurance protocols and in compliance with the standards prevalent at the time. The issues currently faced appear to have developed over an extended period and may have resulted from factors beyond initial construction practices, such as ongoing maintenance and environmental factors.

While Georgetown Development sympathizes with the challenges presented by the current deck situation, our ability to offer further assistance is constrained by legal and practical considerations. We encourage the Independence Avenue HOA to work with qualified professionals to address the immediate repair needs and to implement a robust maintenance plan to prevent similar issues in the future.

Sincerely,



By: Brandon Mills
Title: President