

The Shores Home Owner's Association

February 17, 2023

Re: Shores Park Fitness Center

Dear Shores Owner:

At the last Shores Annual Owner's Meeting held in February 2022, it was decided that most owners would like to have a Fitness Center added to The Shores Amenities and that a Proposal should be put together and presented to all The Shores Owners.

The Proposed Facility will be located in The Shores Park on the west side of the swimming pool. The size of the building will be approximately 2,150 sq. ft. and contain an area for exercise equipment, one massage room, restrooms, storage area and an office.

Attached are the following items:

1. Architectural elevations of the building
2. Floor plan
3. Site plan
4. Exercise equipment layout
5. List of exercise equipment to be included

The exercise equipment is all top of the line "Sport Art" equipment, which should last many years and should satisfy most, if not all exercise needs. It will be supplied and installed by Hest Fitness Products of McAllen, Texas.

The cost of staffing and maintenance will be incorporated into The Shores Operating Budget.

Based on current conditions, the estimated cost to build and equip this facility is about \$800,000. The exact cost will be determined once construction drawings, soil boring and other variables are determined.

In order to fund the cost of the facility, it will require a Special Assessment of approximately \$2,500 per lot or unit owner in The Shores.

This would be a great addition to The Shores and will make The Shores even more special. We are taking this initial poll to determine if you like the idea and support the required Special Assessment.

Please indicate your support by filling out and e-mailing or faxing back this Form below.

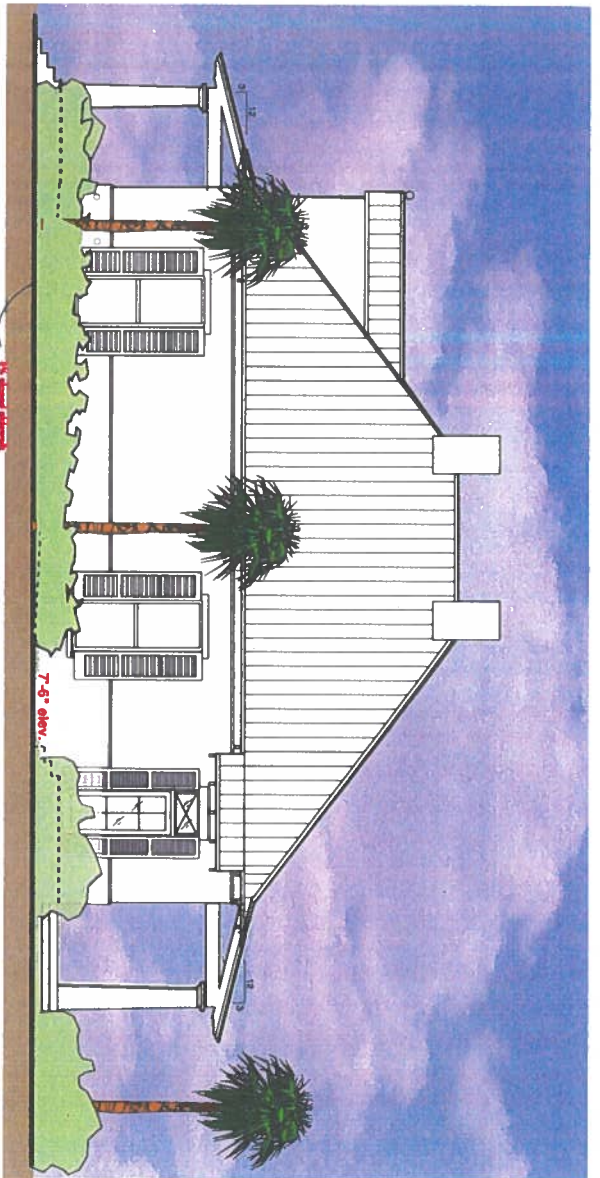
I support a fitness center. Name : _____

I do not support a fitness center. Lot # : _____

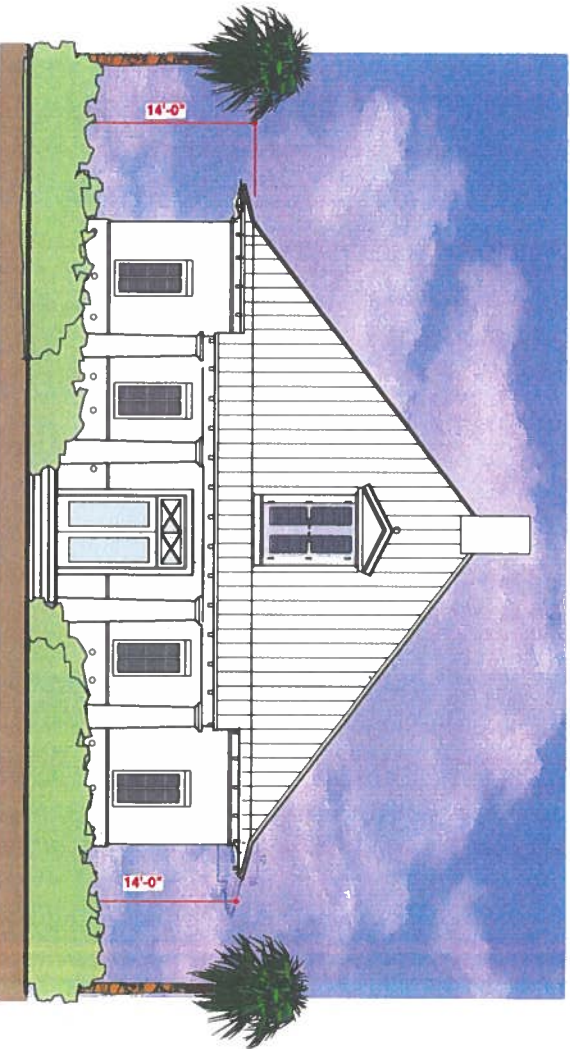
This is not a vote. It is an initial poll. Signature : _____

8605 Padre Boulevard, South Padre Island, Texas 78597

(800) 447-4753 / (956) 761-2606 / Fax 761-2650 / www.frankerealty.com / richardsr@frankerealty.com



Fitness Center Right Side Elevation

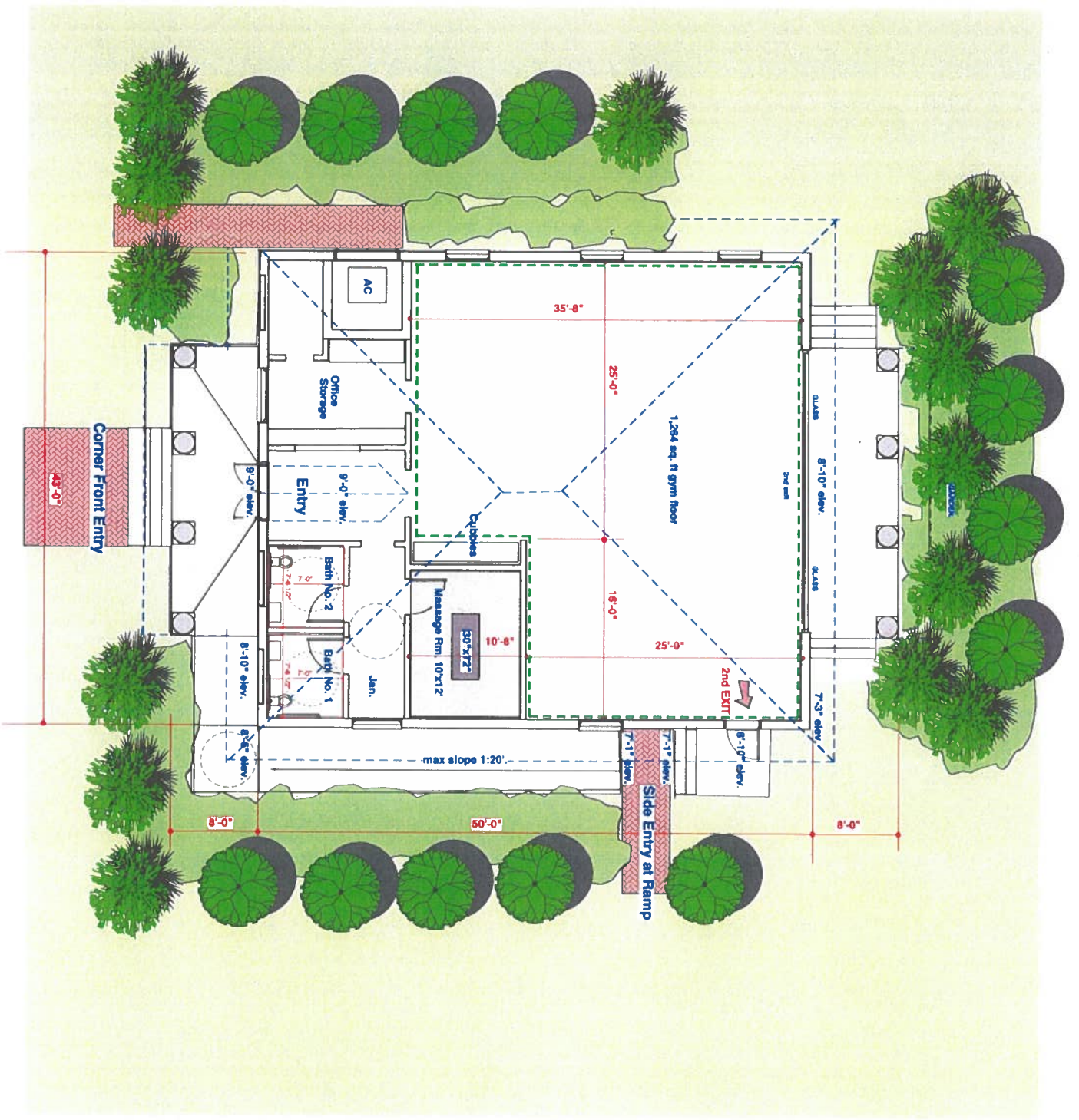


Fitness Center Front Elevation

LANDS IN MOTION LLC
 1018 S. Charles Ave.
 Metairie, LA 70002
 Tel: 504.885.9011
 www.landsinmotion.com

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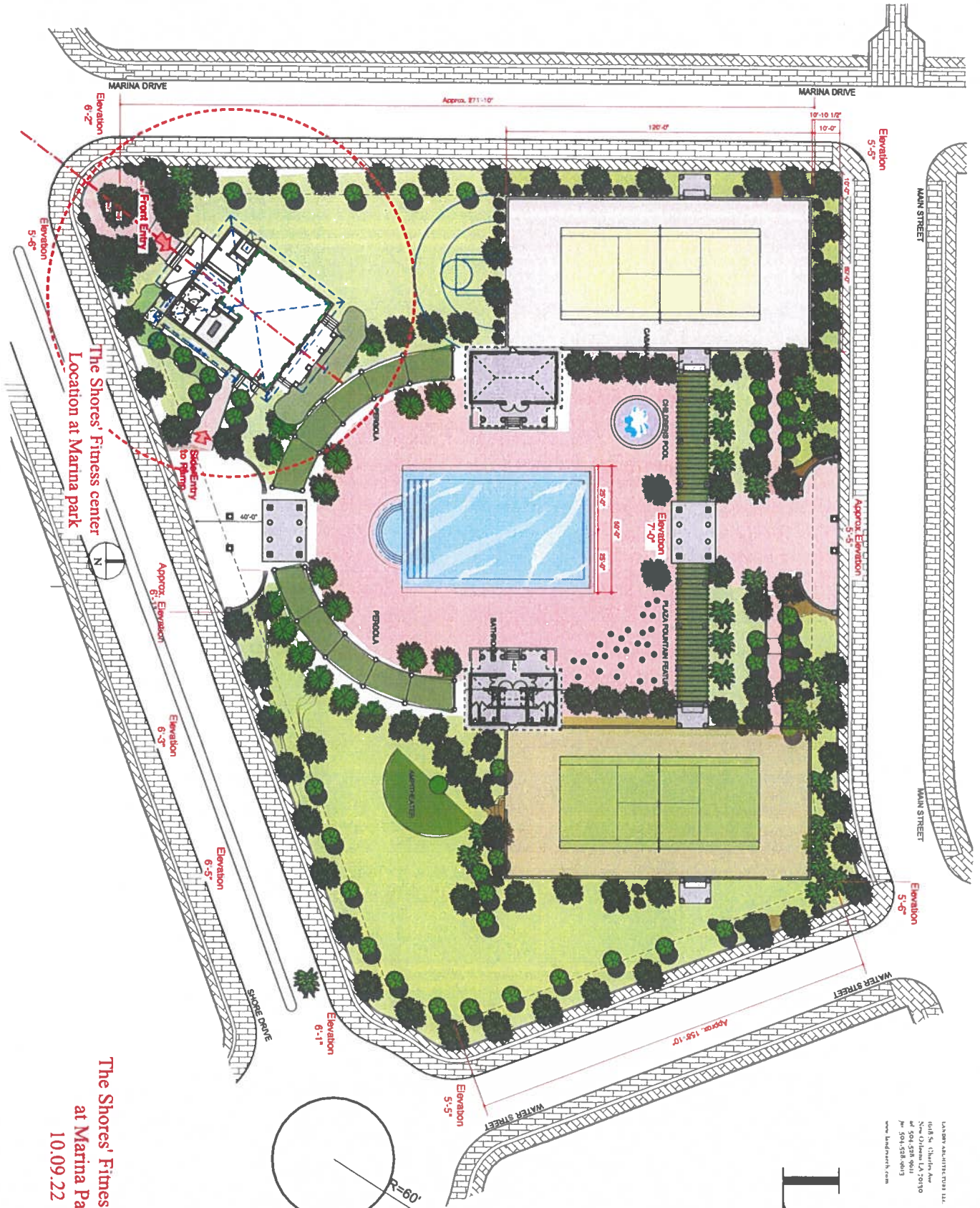
The Shores' Fitness Center
 at Marina Park
 10.09.22



LABORA ARCHITECTURE LLC
 1418 N. Charles Ave.
 Suite 200
 Ft. Collins, CO 80526
 Tel: 970.498.9613
 Fax: 970.498.9615
 www.laborarch.com

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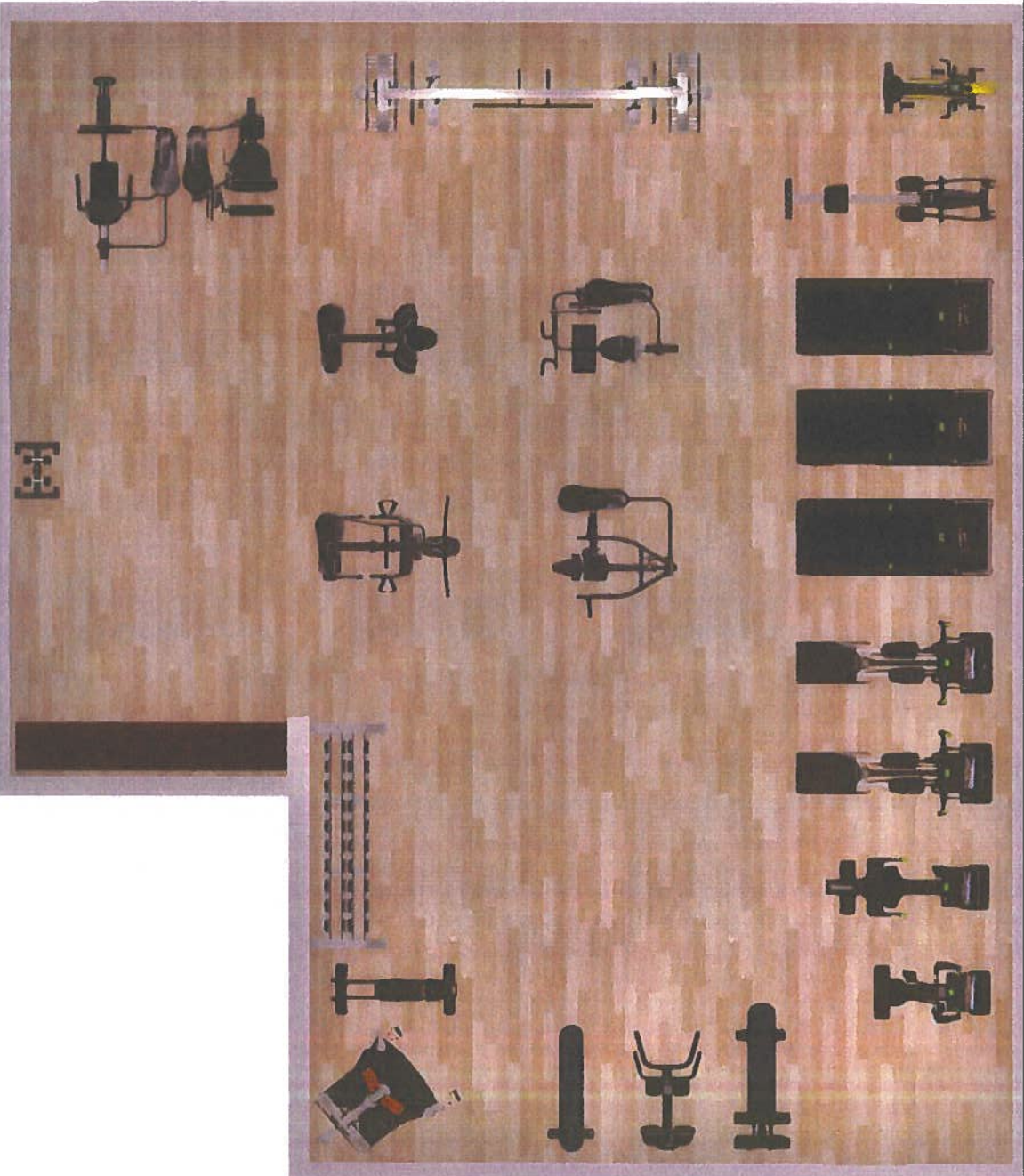
The Shores' Fitness Center
 at Marina Park
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**The Shores' Fitness Center
at Marina Park
10.09.22**

LANNAN ARCHITECTURE ASSOCIATES, LLC
1411 S. Thibodeaux Ave
New Orleans, LA 70110
Tel: 504.578.9611
Fax: 504.578.9613
www.lannanarch.com

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APPROXIMATION OF FLOOR AND PLANNING AREA

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



www.hestfitness.com
COMMERCIAL SALES

3501 N. 10th Street
McAllen, Texas 78501

THE SHORES FITNESS CENTER
AT MARINA PARK

Qty Item #

Description

| | | |
|--|----------|--|
| 3 | T673-16 | SPORTSART SENZA PRIME LINE TREADMILL |
| 2 | E874-13 | SPORTSART SENZA ELLIPTICAL |
| 1 | C574R-13 | SPORTSART SENZA RECLUMBERT BIKE |
| 1 | C574U-13 | SPORTSART SENZA UPRIGHT BIKE |
| 1 | P871 | SPORTSART CABLE CROSSOVER |
| 1 | D5972 | SPORTSART DUAL FUNCTIONAL TRAINER |
| 1 | DF300 | SPORTSART DUAL LEGEXT/CURL |
| 1 | DF301 | SPORTSART LEG PRESS |
| 1 | A995 | SPORTSART AB BENCH |
| 1 | DF303 | SPORTSART LAT PULL/MID ROW |
| 1 | DF305 | SPORTSART BICEP/TRICEP |
| 1 | DF308 | SPORTSART MULTI PRESS |
| 1 | DF304 | SPORTSART PEC FLY/REAR DELT |
| 1 | A993 | SPORTSART HYPER |
| 2 | A991 | SPORTSART ADJ BENCH |
| 1 | A992 | SPORTSART FLAT BENCH |
| 1 | A901 | SPORTSART 10 PAIR RACK WITH DUMBBELLS 5-50 |
| 1 | BIKE | CASCADE AIR MAGNETIC BIKE |
| 1 | ROWER | CASCADE AIR MAGNETIC ROWER |
| IN HOUSE SERVICE TECHNICIANS WE DELIVER, ASSEMBLE AND INSTALL EQUIPMENT SINCE 1981 | | |