

GARDEN LAKES HOMEOWNERS' ASSOCIATION INC.
11511 Garden Lakes Circle
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ROOF REPLACEMENT SPECIFICATIONS FOR GARDEN LAKES

AS REQUIRED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO ITS RECORDED DOCUMENTS AND THE P.U.D. (as approved by the City of Palm Beach Gardens), THE FOLLOWING SPECIFICATIONS MUST BE FOLLOWED WHEN REPLACING THE ROOF OF A BUILDING AT GARDEN LAKES. THESE SPECIFICATIONS ARE ATTACHED TO AND MADE A PART OF THE PURCHASER'S CONTRACT.

YOU MUST NOTIFY THE ASSOCIATION THAT THE ROOF OF THE BUILDING IS BEING REPLACED PRIOR TO THE WORK COMMENCING.

1. All contractor(s) and worker(s) must have valid license(s) as required by all governmental agencies with jurisdiction.
2. All contractors and workers must have or be covered by worker's compensation and liability insurance and must provide evidence of same (Certificates of Insurance) to the Owner and the Association.
3. The entire roof of the building (over all 4 units) must be replaced at the same time.
4. The exterior of the building and the common area may not be altered or changed in any way, including the water drainage and run off, without the prior written approval of the Board of Directors of the Association.
5. Any type roof may be used so long as all owners of the units in the building are in agreement and same is equivalent or better quality as it was originally and it does not alter or change the exterior appearance of the building or the common area and the water run off and drainage in any way without prior written approval of the Board of Directors of the Homeowners Association.
6. Any change which would affect the insurability of the building or to increase the insurance rates is not permitted.
7. The fence/corral surrounding the air conditioner units must be intact and in good condition and conceal the air conditioning installation.
8. It is the responsibility of the owner and/or contractor to remove all construction debris from the complex.