

EDGEWATER BEACH TOWERS

Architectural Information Sheet

One of the responsibilities of the Association is the enhancement of the property values through preservation of the architectural integrity of the overall design of the building.

An architectural review committee has been established to set standards to achieve this goal. The standards are NOT intended to stifle the imagination or creativity of owners of the community, but rather to assume the responsibility of setting up restrictions to help maintain a uniformity and overall appearance of the building to improve the value of the property.

WHAT NEEDS APPROVAL?

- 1) Any unit owner that makes any structural changes or additions in the interior or exterior of the Unit or the building of which the Unit is a part. This includes new flooring (tile, carpet or wood), any plumbing, mechanical (air conditioning) or electrical work that requires a permit from the City of Hollywood. This would include any new electrical meter or tankless water heater.**
- 2) No unit owner shall affix or attach to, hung, displayed or placed, on the exterior walls, doors, windows or balconies of the building, without approval of the condominium association. This would include shutters, light fixtures or awnings.**

APPLICATION PROCEDURE:

- A.** Fill out the attached application form.
- B.** Attach a copy of your plans, as well as the contractor's license and insurance.
- C.** The architectural committee will have 30 days to review plans and reject or approve.
- D.** Approval is valid for 90 days from date of Approval Letter.
- E.** If the alteration described in the Architectural Application is approved, the unit owner's contractor shall file for a building permit with the City of Hollywood and any other applicable governmental agency. A copy of the

approved permit shall be submitted to the architectural committee thru the management company BEFORE any work can be commenced.

EDGEWATER BEACH TOWERS CONDOMINIUM ARCHITECTURAL MODIFICATION APPLICATION

Unit Owner's Name: _____

Unit Number: _____

Daytime Phone: _____

Cell Phone: _____

Approval; is hereby requested to make the following modification(s), alteration(s), or addition(s) as described below, or on additionally attached pages (if necessary). Please include dimensions, materials, color design, location, all sizes and styles if window and doors with pictures.

Description: _____

Owners
signature _____ Date _____

EDGEWATER BEACH TOWERS CONDOMINIUM
ARCHITECTURAL MODIFICATION APPLICATION FORM

UNIT OWNER (APPLICANT): _____

TELEPHONE#:
(HOME) _____ (CELL) _____

TYPE OF MODIFICATION BEING REQUESTED is electrical, flooring, plumbing etc. (Please describe in detail. Include material, color and size/dimensions or areas involved.):

ARCHITECT'S/ CONTRACTOR'S PLANS & DRAWINGS AND / OR MATERIAL SPECIFICATIONS
MUST BE ATTACHED BEFORE APPLICATION WILL BE CONSIDERED. ALL NECESSARY BUILDING
PERMITS MUST BE OBTAINED BY THE UNIT OWNER OR CONTRACTOR PRIOR TO WORK
BEGINING. A COPY OF CONTRACTORS CURRENT CERTIFICATE OF INSURANCE AND LICENSE
MUST BE SUBMITTED WITH THIS APPLICATION.

I/ We hereby make application to Edgewater Beach Towers Condominium, for the above described item to be approved in writing.

I/ We understand and acknowledge that approval of this request must be granted before work on the modification may commence and that if modification/installation is done without the approval of the Association; the Association may force the removal of the modification/ installation and subsequent restoration to original form at my expense. At this time, the condominium association is not allowing any changes to unit front door or kitchen doors.

All contractors are responsible for removal of debris as a result of improvement. Upon approval, remember to schedule with the Management office in advance for the installation date(s).

Applicant: _____ Date: _____

Applicant: _____ Date: _____

This Section for Office Use Only

APPLICATION APPROVED

APPLICATION DENIED

X _____ Date: _____

EDGEWATER BEACH TOWERS CONDOMINIUM
ARCHITECTURAL MODIFICATION APPLICATION FORM

RELEASE, INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Release, indemnification and Hold Harmless Agreement ("Release") is executed this _____ day of _____, 201____ by the undersigned Owner(s)/Tenant(s) of UNIT _____ located at EDGEWATER BEACH TOWERS CONDOMINIUM.

Whereas, the Association will permit the undersigned to engage contractors and vendors (including all those working by, through, or under them, the "Personnel") to perform work within the undersigned's Unit subject to the terms and conditions set forth hereinafter. Edgewater Beach Towers Condominium employee(s) will not be insured to assist inside the unit.

Now, therefore, in consideration for being permitted the benefit of allowing the Personnel to perform Work within the undersigned's Unit and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned specifically agree the following:

1. The above recitals are true and correct and are incorporated herein by reference.
2. The undersigned acknowledged that the Work performed by such Personnel within their Unit shall be at the undersigned's sole risk and the Association shall not have any responsibilities or liability for the Work performed by such Personnel and further acknowledges and agrees that the Association has made no representations regarding the Personnel's ability or qualifications to perform the Work.
3. The undersigned acknowledges and agrees that the Work performed by such contractor or vendor within their Unit shall be at the undersigned's sole risk and the Association shall not have and responsibilities or liability for the Work performed by such contractor or vendor and any further acknowledge that the Association has made no representation regarding the contractor or vendor's ability or qualifications to perform the Work.
4. The undersigned (jointly and severally of more than one) hereby release, indemnify and hold harmless Command Association Management, LLC., Edgewater Beach Towers Condominium Association, and its directors, officers, agents, and employees, lessees, guest and invitees and all member of the Associations from and against all claims, damages, losses, and expenses including attorney's fees, at both the trial and appellate level, arising out of or resulting from the contractor or vendor's entry to the undersigned's Unit and the Work performed by, through or under them. This indemnification shall extend to all claims and damages, including consequential damages, losses and expenses attributable to bodily injury, death and to damages, theft or injury to and destruction of real or personal property including loss of use resulting therefore arising out of or resulting from the Work performed by the contractor or vendor and entry into the undersigned's Unit.
5. We have read this Release and understand and agree to all of its terms. We execute it voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, The undersigned have executed this release the day and year set forth above.

Witnesses

Owner(s)/Tenant(s)

EDGEWATER BEACH TOWERS CONDOMINIUM
ARCHITECTURAL MODIFICATION APPLICATION FORM
NOTICE AND ACCEPTANCE OF STANDARDS
FOR CONTROL OF SOUNDS TRANSMISSION AND
IMPACT ISOLATION (FLOOR COVERINGS)

Pursuant to the Rules & Regulations for Edgewater Beach Towers Condominium, A Condominium ("Floor Coverings"), hard and/or heavy surface floor covering, including, without limitation, tile and wood, cannot be installed in any part of a condominium unit, without the prior approval of consent of Edgewater Beach Towers Condominium Association, Inc. ("The Association").

The Association shall not approve the installation of any hard and or heavy surface floor coverings unless the aggregates sound isolation and acoustical treatment carries a minimum Sound Transmission Classification (STC) of **72**, and a minimum Impact Isolation Classification (IIC) of **68**. The unit owner shall install the foregoing insulating materials in a manner that provides proper mechanical isolation of the floor coverings from any rigid part of the building structure, whether of the concrete sub-floor (vertical transmission) or adjacent walls and fittings (horizontal transmission) under the required City permitting and inspection process.

If any installation of hard and/or heavy surface floor covering shall be made in violation of these standards, the Association shall have the immediate right to prohibit any further installation, or if already installed, require that the floor coverings be removed at the unit owner's expense and replaced with floor coverings and sound insulation which meets the above described standards. Compliance with such standards is mandatory under the Declaration of Condominium, and shall be enforced for the benefit of all the unit owners in the building. Compliance may be enforced by the Association in the Circuit Court in and for Hollywood- Broward County, Florida by an action seeking injunctive relief or specific performance. The undersigned acknowledges such rights and submits to the jurisdiction of the Hollywood- Broward County Circuit Court for the enforcement of the standards described above. In the event that a judicial proceeding shall be necessary; the Association's costs to make the required corrections and the Association's reasonable attorneys' fees (including trial and appellate fees) and court costs shall be charged against the unit owner and such amount shall be secured by lien in favor of the Association against the condominium unit and shall be enforceable in accordance with the terms of the Declaration of Condominium. A copy thereof shall be maintained in the Association's records and maybe used in any enforcement proceedings of the Rules & Regulations of the Condominium Documents. No proposed transfer of title or lease of the condominium shall be approved unless the intended transferee of lessee shall have signed a copy of this Notice acknowledging the receipt hereof and such transferee's or lessee's agreement to abide by and bound by the terms hereof.

The undersigned hereby acknowledges receipt of the foregoing notice and agree to abide by and be bound by the terms hereof.