

Surfside III COA
Board of Directors Resolution 2007-2
1st Floor Condo Units Patio Wrought Iron Gates to Common Areas

WHEREAS, the Board of Directors ("Board") of the Surfside III Condominium Owners Association ("Association") has the authority to make decisions for the benefit of the entire community, and

WHEREAS, the Board wishes to ensure that architectural alterations are documented;

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following resolution to govern the installation and maintenance of patio wrought iron gates from 1st floor condo units to common areas.

Owners of condos may have a wrought iron gate installed in their wrought iron railing to allow access to common area, if they own a first floor unit.

The owner must submit an application to the Architectural Review Committee. The owner is responsible to do the initial gate and latch.

The gate should be a minimum of 34 inches wide, to allow handicap access and meet the standards as set forth on the Surfside III website. The spacing of the wrought iron vertical bars should be the same as the latest code. The color should match the existing railing when completed.

The association will be responsible for normal maintenance from that point on. Normal maintenance is considered, but not limited to, replacing wrought iron that is rusted beyond repair, as well as painting.

The homeowner is responsible for the maintenance of any locking mechanism.

This resolution shall be considered as rules and regulations. The appropriate parts shall be added to the Surfside III rules and regulations.

Motion:
Second:
Vote:
Date: