

Surfside III COA  
Board of Directors Resolution  
2024-1

COVERING OR REPLACEMENT OF CONDO AND/OR TOWNHOME  
OUTDOOR CONCRETE AREAS

WHEREAS the Board of Directors (“Board”) of 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 concrete covering or replacement of concrete on condo first floor unit patio slabs and townhome outdoor concrete areas.

Architectural Application to cover or replace outdoor concrete must contain:

- 1) A photo of the area to be replaced or covered and a drawing of proposed finished design.
- 2) A sample of the material to be used.
- 3) Color must be of a muted shade or earth tones.
- 4) If grout is to be used it must be of a muted shade or earth tones.
- 5) The Board of Directors may disallow the design of the project if in their opinion it represents an offensive or non-conforming finished look.
- 6) Any altered outdoor concrete area and/or covering may be required to be replaced, at the owner’s expense, if the board deems that it is in disrepair or no longer meets the current aesthetics.

Maintenance and/or damage caused by the concrete covering/replacement is the sole responsibility of the owner.

Motion made by: Andy Santamaria  
Seconded by: Lya Findel  
Passed: 5-0

Date: 2.10.2024