

## MEMORANDUM

**TO: ALL CONDO ASSOCIATION UNIT OWNERS AND  
INDEPENDENT PROPERTY OWNERS**

**FROM: THE ARCHITECTURAL REVIEW COMMITTEE**

**RE: REPAIRS TO AND REPLACEMENTS OF EXTERIOR  
ELEMENTS (ROOFS, POOL CAGES, ETC.) CAUSED  
BY HURRICANE DAMAGE.**

**DATE: September 4, 2004**

A number of questions have arisen regarding the need to file an ARC application for approval of exterior elements which need to be repaired or replaced because of hurricane damage. Please be advised that if elements being repaired or replaced are of the same material, color and configuration as those being repaired or replaced, **THERE IS NO NEED TO FILE AN ARC APPLICATION FOR APPROVAL.** If there is difficulty in obtaining replacement roof tiles of the same color, tiles of similar color can be used and painted to match, as closely as possible, the existing colors. Color of replacement pool cages may be changed without ARC approval unless condo associations or neighboring property owners object to such change.

In cases where there will be material or color changes of exterior elements, or any change in configuration of such elements (i.e. roofs, lanais, pool cages, pools, hot tubs, etc.) Unit Owners and Independent Property Owners **WILL BE REQUIRED TO FILE AN ARC APPLICATION FOR APPROVAL OF SUCH CHANGES.**

Be advised that carports that need to be replaced **must comply with current building code requirements** and require ARC approval as well.

Replacement of Association signage and/or proposed new signage which is located within Section 22's "right-of-way" must be submitted to ARC for review and approval.

While we cannot suspend all the rules, the Architectural Review Committee will do what it can to make it as easy as possible for those affected by our recent hurricanes to put their homes and lives back together again. We extend our sincere thoughts and concerns to all who have been affected, and hopes for a safe and speedy recovery.

Joseph Bavaro  
ARC Chairman

9/8/2004 Revision