

# CENTER GATE ESTATES VILLAGE III CONDO ASSOCIATION

## NOTICE TO BOARD OF DIRECTORS RE PLANNED ROOF REPLACEMENT BY UNIT OWNER

Unit #	Owner(s)
--------	----------

We plan to have our roof replaced beginning on or about (date): \_\_\_\_\_

Indicate Y (Yes) or N (No) next to each of the following:

- Roofmate(s) agrees to the above date and the contractor selected.
- The shingle specified in the contract complies with that in #1 below.
- The roofer's contract includes the provision in #2 below.
- A copy of the contract is attached.

### AGREEMENT

The unit owner(s) by their signature(s) below, agree that the asphalt shingles used, including the shingle color, will conform to the Association's specifications and that all provisions below will be followed; and further agree that, if not honored, corrections will be made to be in compliance and that any resulting cost, including litigation costs by the Association and/or the owner(s), will be the sole responsibility of, and paid for by, the unit owner(s).

Unit Owner(s) Signatures \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

Witness: \_\_\_\_\_ Witness: \_\_\_\_\_

### ROOF REPLACEMENT SPECIFICATIONS AND NOTES

Article V(B) of the Declaration was amended in February, 2004, directing that all future roof replacements must be with asphalt shingles and allows the unit owners sharing a roof to decide the timing of the replacement and the choice of contractor. The amendment further stipulates that the Association is responsible for establishing the shingle type and color. Also, it is in the interest of the Association to require that licensed and insured contractors are used and the work to be done will meet County standards.

**Please note that the Board members are not responsible for, nor authorized to assist in, the non-cosmetic specifications and details which are the responsibility of the unit's owner(s).**

**The following were approved by the Board on March 9, 2004, and are now in effect:**

- 1) The shingle type approved is GAF 40-year Timberline Dimension Fungus Resistant Fiberglass Asphalt Shingle. Color: Cedar Blend T-40. *Shakerwood*
- 2) The contract between the owner(s) and the contractor must specify:
  - a) that the contractor is appropriately licensed and insured
  - b) that the contractor will obtain a permit to be posted at the job site
  - c) that all trash and debris from the old roof will be hauled away immediately
  - d) that appropriate County and other required inspections will take place.
- 3) **As soon as the unit owner(s) have signed a contract for a new roof, each roommate should complete this NOTICE TO BOARD OF DIRECTORS and submit it to the Association's president along with a copy of the roofer's contract.**

From The Board of Directors, March 12, 2004

**NOTES:**

- (1) Roofs are not a common element, therefore are not reserved for.  
Per Florida Statute they are shown on Schedule.
- (2) This Reserve category includes: pool pump, filters, irrigation system, ramada screening, pool furniture, motors, fences, walks, drives, plantings and all other categories listed on Schedule.

*Knox Services 2006*