

SEACOAST GARDENS 2 INDIVIDUAL CONDOMINIUM UNIT RENOVATION POLICY

Having been built in the 1970s, the individual condominium units in Seacoast Gardens 2 are now almost fifty years old. As such, as units sell and new Owners take possession, it is common for full and partial renovations to take place either immediately or shortly thereafter.

It is widely recognized that renovations performed tastefully and correctly enhance the property values for both that owner and, by extension, all of the owners. Conversely, renovations done incorrectly, in poor taste, or haphazardly, all negatively affect those same property values for all. Additionally, these types of renovations may realistically present potentially dangerous situations that can have catastrophic impacts on all owners, both in terms of physical and monetary losses, particularly in the case of electrical and/or plumbing system failures due to poor workmanship and/or ignoring building codes.

The primary goals for the Seacoast Gardens 2 Board of Directors ("BOD") is to protect, preserve and promote the property values in Seacoast Gardens 2 to the best of their ability. Therefore, the purpose of this policy is simply to ensure for both Sea Coast Gardens 2 (" Association") and all of its unit owners, that renovations done in an individual unit are performed and completed properly, appropriately, and tastefully and that the work performed complies with current building codes.

Because renovations have such a potentially wide-range of effects on values and other owners, it is the full intent of the Association to aggressively enforce this policy, including filing or pursuing any necessary legal action against an Owner who fails to follow this policy.

1. Renovation Defined

Renovations covered under this policy include any work which either requires, by law, governmental building permits and inspections, including but not limited to: the demolition, opening, or removal of interior walls or partitions, any plumbing or electrical work, doors and/or windows, or any work that involves the opening of any plumbing or electrical chase; or, any work related to the removal and replacement of any flooring, regardless of size, scope or cost or permit requirements ("Work"). Failure to obtain the required permits shall not be grounds for not adhering to this policy.

2. In Preparation

- a. Any owner contemplating a renovation shall notify the Management Office at least thirty (30) days prior to commencement of Work.
- b. The following must be provided to the Management Office:
 - i. The dates contemplated for the Work to commence and end;
 - ii. The name(s) and immediate contact information of the General Contractor ("GC") overseeing the work and any subcontractors performing the Work;
 - iii. The general scope of Work; and
 - iv. A copy of the building permit(s) issued to either the Owner or GC on behalf of the Owner by the proper governmental authority having jurisdiction over the proposed Work to be done.
- c. Management shall provide Owner and the GC a copy of other relevant Association policies and obtain a signed acknowledgment from each as proof of receipt. These policies include but are not limited to:

- i. Quiet Hours Policy;
- ii. Smoking Policy;
- iii. Parking Policy;
- iv. Renovation Inspection Policy;
- v. POD Policy. The POD Policy requires a separate signature;
- vi. Additional Floor, Window and Door Guidelines; and,
- vii. Structural Design & Construction Policy

3. Permits, Building Codes, Vendors

- a. All Work shall be properly permitted and shall follow and meet or exceed, all City of New Smyrna Beach and the State of Florida building codes.
- b. Under this policy, the Management Company is hereby authorized and specifically directed and required to report any Work or vendors observed doing Work or visiting any Unit, to the City of New Smyrna Beach, or the State of Florida, as the case may be, without notice to the Owner or GC.
- c. Unit Owners and/or the Owner's General Contractor or supervising vendor (GC) must notify the Management Office upon first day that work commences. This includes but is not limited to: the demolition, opening, or removal of interior walls or partitions, any plumbing or electrical work, doors and/or windows, or any work that involves the opening of any plumbing or electrical chase; or, any work related to the removal and replacement of any flooring, regardless of size, scope or cost or permit requirements. The Association may, at its sole discretion, from time to time, inspect and observe the Unit for the condition of plumbing and electrical chases to determine building water, waste and electrical conduit pursuant to the Renovation Inspection Policy. The Management Office must be given twenty-four (24) hour notice prior to any installation of any floor tile. PER THE ASSOCIATION DECLARATIONS AND THE CITY OF NEW SMYRNA BEACH BUILDING CODE, ALL FLOOR TILE FOR UNITS ON THE SECOND THROUGH FIFTH STORY MUST HAVE A SOUND PROOFING BARRIER MATERIAL INSTALLED PRIOR TO INSTALLATION. FAILURE TO DO SO WILL RESULT IN THE REMOVAL OF THE TILE SO THAT A SOUND PROOFING MATERIAL CAN BE INSTALLED – SEE "AREAS OF SPECIAL CONCERN" BELOW.
- d. All work shall be completed in a professional workman-like manner by properly licensed and insured vendors, including all subcontractors to the GC.

4. Failure to Adhere.

Work having been already completed shall not be exempt from this policy. Failure to adhere to this policy or meet the applicable building codes in effect at the time of the renovation's commencement shall be subject to the Association's prompt legal action. Remedies shall include, but not limited to: the removal of the incorrect work product completed, and replacement with the correct Work product at the Owner's added expense and the barring by the Association of both the GC and subcontractor(s) involved in such incorrect Work from performing Work at any other unit in Seacoast Gardens 2 including all future Work potential.

5. Areas of Special Concern.

- a. Flooring. All floors being replaced, either partially or in total, in Units located on levels two through five, shall be required, per the Association's Declarations and applicable building codes, to have soundproofing material installed prior as outlined in the City of New Smyrna Beach's building codes then in effect. A piece of the soundproofing material shall be submitted to the Management Office prior to installation. See the Seacoast Gardens 2 Additional Flooring, Door and Window Guidelines.
- b. Windows. Must meet hurricane and turtle code regulations and must be compatible with the current widow design of the building. See the Seacoast Gardens 2 Additional Flooring, Doors and Window Guidelines.
- c. Exterior Doors and Storm Doors. Must meet all building codes and be compatible with the current design or standards or requirements of the building. See the Seacoast Gardens 2 Additional Flooring, Door and Window Guidelines.
- d. Hurricane Shutters. Hurricane shutters are permitted. Hurricane shutters must be approved by the Association prior to installation and must certified as meeting all standards outlined in the, then-current, including, but not limited to: Miami-Dade TAS 201, 201, and 203 or SST 12, and ASTM E1886 and E1996 impact tests. Colors permitted are white and off-white only and must be of the vertical roll-down accordion panel type. First floor units may use the removal panels and horizontal accordion styles as long as they meet the aforementioned codes.
- e. Material and Debris. All construction materials must be stored as directed by the Management. Construction debris must be removed from the site on a daily basis and may not be left anywhere on the Association's common property. Seacoast Gardens 2 dumpsters shall NOT be used for this purpose. . At the Association's sole discretion, Management may have incorrectly stored or staged materials or debris removed from the Association's common property and Owner shall be billed for the time per man hour to do so. The current shop rate is seventy-five dollars (\$75) per man hour.
- f. Dust Management. Contractor must, on a daily basis, wash, mop, sweep or vacuum, as appropriate, any dust or debris from building, walkways, stairs, elevators, and sidewalks or other Association common property areas. . At their sole discretion, Management may have the Association's common property cleaned and Owner shall be billed for the time per man hour to do so. The current shop rate is seventy-five dollars (\$75) per man hour.

[END OF MAIN DOCUMENT – EXHIBITS FOLLOW ON NEXT PAGES]

EXHIBIT A
SEACOAST GARDENS 2
ADDITIONAL GUIDELINES FOR FLOORING, DOORS, and WINDOWS

Interior Flooring.

The installation of wood and tile in more Units brings with it a significant increase in the amount of noise transfer from the floor to the Unit below. Walking, jumping, ball bouncing, moving furniture (chairs), and even the use of the bathroom can be clearly discerned by those in the Unit below a Unit without soundproofing. The only remedy short of prohibiting certain types of flooring on Floors two through five, is to specifically require soundproofing materials in order to mitigate the disturbance to those below. Your cooperation is greatly appreciated.

1. Wood, tile and carpet flooring, and any combination thereof, are all permitted in all interior portions of Unit.

2. SOUNDPROOFING MATERIALS which are installed prior to the flooring on Floors 2-5 are required without exception.

3. The soundproofing material must be of a product designed for soundproofing uses specifically for flooring and must meet all applicable building codes then in effect.

4. A sample of the soundproofing material must be provided to Management at least five (5) business days prior to installation and must be approved in writing by the Association prior to installation. The Association may approve or reject any material at its sole discretion.

5. The balcony is considered Common Property owned by the Association. Only tile may be used on balconies and only with the prior written approval by the Association. A sample must be provided to the Association at least five (5) business days prior to installation. The Association may approve or reject any material at its sole discretion. Once flooring is placed on the balcony, the repair, maintenance and replacement upkeep is the responsibility of the Owner.

The Association has provided a small list of window and door vendors below for the convenience of Owners. These are not specifically endorsed by the Association but have done work at Seacoast Gardens 2 in the past and are generally familiar with what is required. No Owner is required to use any vendor on the list as long as the vendor is licensed and insured and has a specialty trade / company division in windows and doors.

Exterior Doors.

The exterior doors provide two important functions. First, they prevent the beachside weather from readily entering. Wind and water are constantly present at the beach. Second, they provide a significant aesthetic look to the building overall. Both contribute greatly to the overall value of the property.

1. The Entry Door shall be a flat fiberglass door and painted. The specific paint color must be approved by the Association prior to painting.

2. Sliding Glass Exterior Doors must be hurricane rated with high impact glass with laminated energy Low E, gray tinted and be in compliance with any applicable building codes and any applicable ordinances, including those regarding turtle season. Sliding Glass Exterior Door frames must be insulated white aluminum or white vinyl. First floor unit doors must be able to lock from the inside.

3. The Man-Door at the rear of the Unit (usually located in the Master Bedroom) may be either of two types: fiberglass with a glass insert (approximately $\frac{3}{4}$ of the length of the door) or solid fiberglass with no insert. See Exhibit B for the two types permitted. This door must be painted to match the Entry door or other Association approved color, which approval must be obtained in writing by the Association prior to being painted. If the door with the fitted window is selected for use, the glass must meet the same building code requirements as cited below for exterior windows and it must contain pre-hung blinds within the glass panels. The blinds must be of an Association approved color and the glass shall be gray tinted or blue/gray Low E coating.
4. All window and door frames must be properly sealed and waterproofed and attached and secured to the building by using stainless steel Tapcon® screws or a demonstrable equivalent.
5. Screen or storm doors may be used on the parking lot side of the building only. The frame must be of the same color as the door. See Exhibit C for examples.
6. All appropriate permits must be obtained and the installation must be performed by a duly licensed and insured vendor specializing in windows and doors.

Exterior Windows.

The exterior windows also provide two important functions. First, they also prevent the beachside weather from readily entering. Second, they provide a significant aesthetic look to the building overall. Both contribute greatly to the overall value of the property. But because they are made of glass, they are more vulnerable to wind and water penetration than doors. Window failure is more likely than door failure and as such, the specifications for windows are much more stringent.

No Owner shall add windows or window openings to the exterior of the building nor enlarge any existing window.

1. Exterior windows must use either white aluminum or white vinyl frames.
2. Exterior windows must be made of impact glass and hurricane rated to Miami-Dade Building Code specifications then in effect, including but not limited to impact resistant products which comply with SST 12, ASTM E1886 and ASTM E1996 or Miami-Dade TAS 201, 202, and 203, and local ordinances or governmental restrictions, including turtle season.
3. If the exterior window is operable, it must be able to lock.
4. Exterior windows shall use either gray tinted glass Low-E coating.
5. 4. All frames must be attached and secured to the building by using stainless steel Tapcon® screws or a demonstrable equivalent.
6. All appropriate permits must be obtained and the installation must be performed by a duly licensed and insured vendor specializing in windows and doors.

Suggested Vendors for Doors and Windows

Florida Door & Supply
Lic
386.253.7898
Floridadoor.com
Daytona Beach FL 32114

Gulfstream Glass of Volusia County
Lic SCC131151145
386.402.8867
New Smyrna Beach FL 32169

Indian River Glass
Lic SCC131151595
386.428.6678
Indianriverglass.com
New Smyrna Beach FL 32169

EXHIBIT B
SEACOAST GARDENS 2
TWO TYPES OF REAR ENTRY MAN-DOOR PERMITTED



Exterior Rear Exit Man Door w glass. Blinds must be within the glass panels.
See example of blinds below.



Exhibit B cont'd



Exterior Rear Exit Man Door without glass

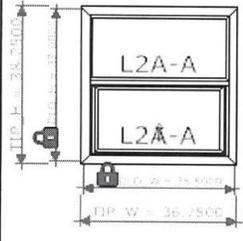
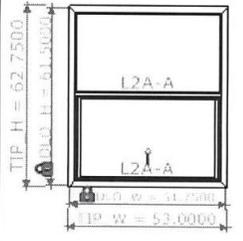
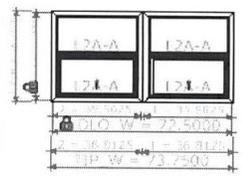
EXHIBIT C
SEACOAST GARDENS 2
SCREEN DOOR FRAME SAMPLE



Exhibit C con'td



Additional Specification Materials Examples Only

GULFSTREAM GLASS OF VOLUSIA COUNTY, INC	
Bill To:	Ship To:
GULFSTREAM GLASS OF VOLUSIA COUNTY, INC 312 N. Orange St. NEW SMYRNA BEACH, FL 32168	SHIP TO 312 North Orange Street **Call 1 HOUR b-4 deliver NEW SMYRNA BEACH, FL 32168
Job Name: Seacoast II and III	
Version 1	
Item No. 1 Qty: 1 Model: 8100-SH Color: WHITE Desc: 8100 SINGLE HUNG DP:+70/-70, [FLANGE], IMPACT, WHITE FRAME, 18 x16 Screen LOW E 340 GLASS, Insulated SCREEN AAMA Std. Gold Labeling FPA #16177.1, WHITE, [No Sill Anchors this SH-8100] DOES NOT MEET EGRESS,	<div style="text-align: center;"> Dimensions DLO: 35 1/2 x 37 TIP: 36 3/4 x 38 1/4 SCREEN: 18 X 16 </div> 
8100-SH- NFRC Rating: CWS-K-11-00599-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29	
Item No. 2 Qty: 1 Model: 8100-SH Color: WHITE Desc: 8100 SINGLE HUNG DP:+70/-70, [FLANGE], IMPACT, WHITE FRAME, 18 x16 Screen LOW E 340 GLASS, Insulated LIMITED SASH TRAVEL, SCREEN AAMA Std. Gold Labeling FPA #16177.1, WHITE, [No Sill Anchors this SH-8100] Clr. Opng. MEETS EGRESS,	<div style="text-align: center;"> Dimensions DLO: 51 3/4 x 61 1/2 TIP: 53 x 62 3/4 SCREEN: 18 X 16 </div> 
8100-SH- NFRC Rating: CWS-K-11-00599-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29	
Item No. 3 Qty: 1 Model: PVC SH-SH Color: WHITE Desc: 8100 PVC SINGLE HUNG - SINGLE HUNG DP:+70/-70, [FLANGE], IMPACT, Customer to field mull, Standard "T" Clip, WHITE FRAME, 3" FLAT MULL, 18 x16 Screen LOW E 340 GLASS, Insulated SCREEN AAMA Std. Gold Labeling [1 - 8100-SH] [No Sill Anchors this SH-8100], FPA #16177.1, WHITE DOES NOT MEET EGRESS [2 - 8100-SH] WHITE,	<div style="text-align: center;"> Dimensions DLO: 72 1/2 x 37 TIP: 73 3/4 x 38 1/4 SCREEN: 18 X 16 </div> 
8100-SH- NFRC Rating: CWS-K-11-00599-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29	
8100-SH- NFRC Rating: CWS-K-11-00588-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29	

Item No. 4 Qty: 1

Model: PVC SH-SH Color: WHITE

Desc: 8100 PVC SINGLE HUNG - SINGLE HUNG DP:+70/-70, [FLANGE], IMPACT, Customer to field mull, Standard "T" Clip, WHITE FRAME, 3" FLAT MULL, 18 x16 Screen

LOW E 340 GLASS, Insulated SCREEN

AAMA Std. Gold Labeling

[1 - 8100-SH]

[No Sill Anchors this SH-8100], FPA #16177.1, WHITE

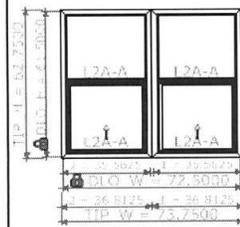
Clr. Opng. MEETS EGRESS

[2 - 8100-SH]

WHITE,

Dimensions

DLO: 72 1/2 x 61 1/2
TIP: 73 3/4 x 62 3/4
SCREEN: 18 X 16



8100-SH- NFRC Rating: CWS-K-11-00895-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29

8100-SH- NFRC Rating: CWS-K-11-80598-00001 / U-Factor=0.3, Solar SHGC=0.14, V-Transmit=0.29

Item No. 5 Qty: 1

Model: 8900 XO Color: WHITE

Desc: 8900 AB XO (OSLI Sliding Right) PVC SGD DP:+55/-55, FPA #17338.1, STD, 2 Track Frame, 5 15/16" Depth, PVC 6040 Threshold, IMPACT, WHITE FRAME, 18 x16 Screen, CUSTOM SIZE

LOW E 340 GLASS, Insulated, Tempered

THUMBTURN ONLY, AL FXD PNL CLIPS, WELDED FRAME, PVC INTRCLK

SCREEN

AAMA Std. Gold Labeling, (1737) SILL RISER,

Dimensions

71 x 79
DLO: 71 x 79
SCREEN: 18 X 16

