



3900 Woodlake Blvd., Suite 309, Lake Worth, FL 33463

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**HYPOLUXO'S MARINER'S CAY CONDOMINIUM ASSOCIATION, INC.
REQUEST FOR MODIFICATION APPLICATION**

Unit Owner Name(s): _____

Address: _____ Unit No.: _____

Contact Telephone No.: _____ Email Address: _____

Application, documentation, and fees are to be submitted via mail or hand-delivery to GRS at the address indicated above.

Modification to be completed by: _____ Homeowner **or** _____ Licensed Contractor

Describe in detail the changes and/or modifications in which you are seeking approval:

Please complete and sign this form and attach the following information, if applicable.

1. Fees and/or deposits may be required by the Association depending on the project).
2. Copy of contractor proposal and sketch of work to be done.
3. Copy of contractor's occupational license.
4. Copy of contractor's liability and/or occupational insurance certificate naming 'Hypoluxo's Mariner's Cay Condominium Association, Inc.' (at the above referenced address) as the **Certificate Holder** and as **Additional Insured** and a copy of Workman's Compensation Insurance Certificate.
5. Copies of all Permit Application(s) and sign off when completed - for all applicable modifications.

Materials you may need to provide to the Association for the approval of the requested changes or modifications.

1. A picture, drawing or advertising materials displaying the items you are requesting for installation.
2. A sample of the type and texture of any building materials that may be used on the unit's interior.
3. Any other materials or information that may assist in the Association's evaluation of the project.
4. Copy of floor plan indicating location of changes or modifications.

Hot Water Heaters: The Association needs to be notified prior to all hot water heater replacements. If the building water needs to be turned off Association staff needs to be onsite to work with the owner's plumber to make sure there are no problems. A copy of the plumber's insurance must be provided prior to any work being done.

Electrical or Plumbing Projects: The Association needs to be notified prior to any unit plumbing and/or electrical changes that require a permit. The Association requires that a copy of the permit and the work to be done is provided to the Association before an approval can be issued and the commencement of the work.

Balcony Screen Installation: The frame for the screen installation needs to match what is required by the association and is in the office for reference. The screen mesh must be black.

It is understood that the changes or modifications which you are requesting may not:

1. Cause a nuisance or interference with the peace or privacy of the other people in the community.
2. Be performed by unlicensed contractors or without the required permits from all governmental agencies.
3. Contractors are permitted to work Monday through Friday and work may NOT commence prior to 8:00 a.m. or after 6:00 p.m. Contractors may not work on Saturday, Sunday or public holidays.

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure that the applicant, the heirs, and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. It is understood and agreed that the ASSOCIATION, is not required to take any action to repair, replace, or maintain any such approved change, alteration, or addition or any damage resulting therefrom for any reason to the existing original structure, or any other property. THE UNIT OWNER ASSUMES ALL RESPONSIBILITY AND COSTS FOR ANY ADDITION OR CHANGE, AND ITS FUTURE UPKEEP PLUS ANY WORK THAT HAS TO BE DONE ON COMMON GROUNDS THAT IS AN ADDED EXPENSE BECAUSE OF THIS ADDITION OR CHANGE.

Unit Owner(s) Signature: _____

Date: _____

REQUEST FOR MODIFICATION:

_____ Approved

_____ Conditionally Approved

_____ Disapproved

Comments: _____

Authorized Signature: _____

Date: _____

RE: CODES

Please be advised this Request for Modification approval is subject to County Codes, setbacks, and permit conditions required.

If at a later point it is found the homeowner(s) has not complied with these procedures, **the Homeowner(s), will be held responsible** for any and all changes that would be required.

Unit Owner Signature: _____

Date: _____

Unit Owner Signature: _____

Date: _____

WAIVER OF LIABILITY:

The undersigned hereby agrees any, and all liability caused by arising from any acts which may increase the hazard of susceptibility to loss on the described premises shall not be held against the ASSOCIATION, "as their interest may appear", and they shall be held harmless from any liability arising therefrom and indemnify them for all losses, cost, expenses, and attorney's fees in connection with any such addition to their unit.

Unit Owner Signature: _____

Date: _____

Unit Owner Signature: _____

Date: _____

HYPOLUXO'S MARINERS' CAY CONDOMINIUM ASSOCIATION, INC.

Architectural Guidelines Indoor & Outdoor Flooring

Whereas the governing documents state unless expressly permitted in writing by the Association no floor covering shall be installed in the units other than that installed by the developer and

Whereas the governing documents state each unit owner shall have the duty to install on the concrete slab approved materials for sound reduction, so floor is adequately soundproofed and

Whereas the governing documents state the Board of Directors may from time to time adopt reasonable rules and regulations the following is adopted as indoor/outdoor flooring rules and regulations.

The Property Manager is not available on weekends to oversee the project therefore demolition work as well as window installation and flooring installation is not allowed. The Town of Hypoluxo requires that contractors/vendors' time of operation be Mon-Fri from 8am to 6pm, No work on Saturday, Sunday, or holidays.

Ground Floor Units: Sound absorbing underlayment under flooring (tile, wood/laminate flooring or carpeting, etc.) is not required for ground floor Units

A completed architectural application must be submitted along with the plans, sample etc. prior to commencing any work.

OUTDOOR FLOORING

a. Tile

- a. The concrete slab must be waterproofed with an Architectural Committee approved sealant.
- b. Tile color must be in keeping with community aesthetics and must have architectural committee approval prior to installation
- c. Following installation of tile, the grout lines must be sealed.

b. Paint

- a. Color selection is available from the architectural committee or the office

c. Artificial Grass/Other

- a. Not acceptable

INDOOR FLOORING

1. Tile—Choice of Underlayment

- a. Industry standard of a minimum ¼" cork or a
- b. A sound reinforced membrane (e.g. Proflex)

2. Tile

- a. Must be set with a water-resistant epoxy latex acoustical thin set mortar a/k/a flex mortar

3. Wood/Laminate Flooring

- a. Glued down wood flooring requires ¼ "cork as underlayment
- b. "Real" wood floating flooring requires a sound suppressor (e.g. quiet walk) underlayment
- c. Laminates which are produced with a thin moisture underlayment require sound suppression also with an additional underlayment (e.g. "quiet walk")

4. Carpet

- a. Padding must be 80 oz rubber for sound reduction