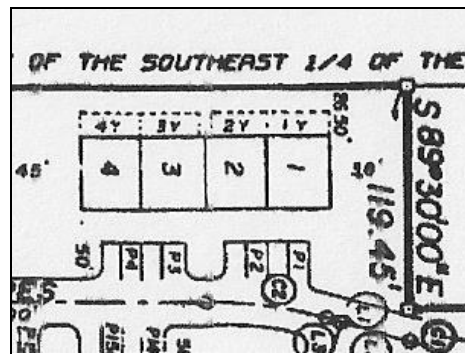


Add-on Room/Patio

(See Diagram on Page XII for exact measurements of Limited Common Area)

Procedures for Adding a Patio, Screen Room, or Solid Wall Room

1. Unit owner should send written request for permission to Tavares Ridge Homeowners Association. A sketch with specific dimension, material, color, etc. must be included in this correspondence. *(NOTE: Per Decl of Condo, the "Y" area or "Limited Common Area" for add-on should not be any larger than 27 ft wide x 12 ft deep for inside units nor 29 ft wide x 12 ft deep for end units. This is the total "limited common area" authorized for the units including a/c unit, outside water faucet, flowers, scrubs, etc. Encroachment onto "common area" is not permitted. See picture below.)*
2. If request is approved, Tavares Ridge Homeowners Association will send written approval to unit owner.
3. Per Declaration of Condominium, Article III, Para "D"
"... patio rooms placed on limited common elements designated on the plot plan with a designation commencing with the letter Y shall be maintained by the unit owner. "



The "Y" area behind the unit represents the limited common area for the unit.

The above mentioned two steps must be completed and in possession of the Board of Directors before proceeding with the following requirements.

Patio or Screen Room Addition

You may have a concrete patio, screen room, windowed Florida room or a solid wall room added to your condo unit at your expense. While a variety of room designs are available commercially, the association board requests that the chosen "look" be in keeping with the rest of the community. Also, please note that any patio and room addition is your responsibility to maintain and protect. It must be kept clean and in good repair and is not covered under the community's master insurance policy. You are encouraged to purchase the insurance necessary to protect your investment.

To Add A Concrete Patio

1. Send a written request to the TRCHA board via email to TRCHAInc@yahoo.com with your unit number & name. Be sure to include a sketch showing patio dimensions, etc. **Written approval by the board must be received before proceeding.**
2. Next, obtain a building permit from the Lake County Building Services office. It is located on the 5th floor of the county administration building (the round building) on Main Street in Tavares. You will need to take proof of ownership of your condo with you.
3. Third, contact Orkin Exterminating Company to arrange for ground treatment to prevent termite infestation. The phone number is 787-1357. A copy of both the county building permit and the certificate of treatment from Orkin must be received by the TRCHA board before the concrete slab can be poured.
4. Be sure to inform your licensed contractor that damage to the community's common elements during construction must be avoided. This includes, but is not limited to, damage to grass areas surrounding your condo building. Cement must be pumped in from the nearest street. Cement trucks and/or other heavy construction vehicles cannot be driven or parked on the grass. Preventive measures must also be taken to ensure that rain washout of soil around and under the concrete slab does not occur.

5.

To Add A Screened Aluminum Porch Or A Florida Room

In addition to the preceding requirements, you must:

5. Include in your request specific information pertaining to the room you wish to have constructed. If possible, provide an illustration or photo of the planned room. **Written approval by the TRCHA board must be received before proceeding.**
6. Obtain both a Lake County zoning clearance and a building permit and provide a copy of the building permit to the TRCHA board. Zoning fees and building permit costs vary. Please contact the County for fees. (Only one building permit is required if you are having a concrete slab poured and a room built as one job).
7. As previously stated, you and your contractor must take care to prevent immediate or future damage to the community's common elements, including soil washout.

To Add A Solid Wall Room

1. Follow steps one through four above.
You will need a building permit through Lake County. Fees vary and the County can assist you with fees. A Notice of Commencement is required for projects costing more than \$2,500 and must be recorded with the County.

If you have any questions or concerns, please bring them to the TRCHA board's attention beforehand. We will strive to work with you in any reasonable way for your personal benefit and that of the community.

Maintenance Responsibility for Add-ons

Declaration of Condominium, Article X - Maintenance

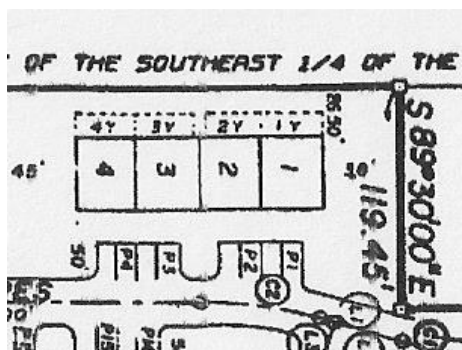
B. The Association shall have the power to enter into contracts with others for a valuable consideration, for the maintenance and management of the subject property, including the normal maintenance and management and repair of the common elements, and in connection therewith to delegate the powers and rights herein contained, including that of making and collecting assessments, perfecting liens for nonpayment, etc. The service and maintenance contracts referred to herein may delegate to the service company the duty and responsibility to maintain and preserve

the landscaping, gardening, painting, repairing and replacement of the common elements, **but shall not relieve the condominium unit owner from his personal responsibility to maintain and preserve the interior surface of the condominium parcels and to paint, clean, decorate, maintain and repair to individual condominium unit and limited common elements constructed or placed on the limited common elements whose designation commences with the letter Y.**

Declaration of Condominium, Article III, Para D: “.... Should said maintenance, repair or replacement be necessitated by the negligence or misuse by a unit owner, his family, guests, servants and/or invitees, he shall be responsible therefore, the Association shall have the right to levy an assessment against the owner of said unit which assessment shall have the same force and effect as all other assessments. patio rooms placed on limited common elements designated on the plot plan with a designation commencing with the letter Y shall be maintained by the unit owner.”

Notes:

Your "limited common area" behind your unit (designated by the dotted line) from the outside of the building is limited to the maximum of 12 feet deep and 27 (inside units) or 30 feet wide (this includes where the a/c condenser is located and the outside water faucet). The back of the unit building is 26 or more feet from the property line per our survey map which can be downloaded from Lake County records (OR Bk 0794, Pg 0789).



Of course the screened room is usually less than the maximum width leaving the water pipes & a/c outside of the add-on room. Some owners make the add-on room smaller leaving an outside area near the door for a concrete patio around the a/c for smokers/barbeque grills, etc. which cannot be located in the screened room per fire code.

Please be sure that your concrete slab is not level with the ground otherwise you will have water erosion coming inside the patio/screen room. The slab should be at least 3 inches above ground level (back door level). We are seeing this problem with other units owners who built their slabs level with the ground and now expect HOA to do something about the water coming inside their room. We have told them that this is their responsibility and not the HOA's but have suggested they install a small concrete curb around the outside of the room to prevent the water from coming inside the screen room. **Remember the maintenance and insurance for this add-on room/patio is the responsibility of the unit owner not the HOA. The unit owner is also responsible for any erosion around or beneath the concrete slab.**