

Board Roof Replacement Reminder:

Roof warranties and date of expected replacement are based on the roofing material, the type of construction and the roof design.

Asphalt roofs have 10-year warranties and 15-year expected replacement date.

TPO flat roofs have 13-year warranty and 20-year expected replacement date.

Tile roofs have 15-year warranty and 30-year expected date for replacement.

These are standards listed on the internet. There are no guarantee roofs will last until replacement date.

All owners should have a warranty provided by the roofer who replaces their roof. After the warranty period expires, the internet recommends roofs have a yearly inspection to determine the roof's condition.

After any rainstorm, it would be a good idea to check for leaks or damage.

It is the responsibility of all owners (both individual units or villa unit owners) to repair leaks or damage roofs to prevent additional damage to their units. If inspection determines replacement is required, all owners must replace their roof. If replacement date is reached all owners must replace their roof. Local laws require a licensed and insured roofer be used for repairs or replacing of the roof. All owners are responsible for the cost of repairs or replacement of their roofs.

The owners replacing villa shared flat roofs are required to have their contractor submit, with their permit application, a copy of the shared flat roof design and specifications. Flat roof design is available on the Springwood II internet site or office door. Owners are responsible for submitting the required paperwork to the Board. All roof repairs over \$750.00 and replacements need a permit and final inspection from the City of Pinellas Park Permit Department. Permit and final inspection copies should be filed with the Board so they can be presented to the insurance company if necessary.

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(2) a. Lawn Maintenance, Spraying, and Tree Pruning. The Association shall be responsible to contract for lawn maintenance and chemical spraying. In addition, the Association shall be responsible for the pruning and/or removal, as needed, of all trees (excluding citrus trees) over twenty (20) feet tall.

aa. Shrub, and Tree Maintenance. All owners and/or residents are responsible for the maintenance, weeding, pruning, and the like, immediately bordering their condominium unit. If any owner fails to maintain the immediate area surrounding their condominium unit, as described in this section, in satisfactory condition, the Board of Directors reserves the right to initiate maintenance necessary to bring the appearance of the condominium unit into compliance, the cost of said maintenance would then be the responsibility of the condominium unit owner and collectable in accordance with section 16 hereinafter contained.

(3) Exterior, Maintenance and Repair of Building. Each unit owner shall be responsible for repair and replacement of any and all roof covering materials such as tile, shingle or the like, as well as all structural components of the roof directly over such condominium unit, and the Associations' responsibility shall be limited solely to the cleaning and painting of the exterior surface of the roof. This provision is with the exception of repair and replacement of the roofs of villa type condominium units, whereby all maintenance, repair, and replacement of villa type roofs will be performed at the sole discretion and determination of the Board of Directors with the costs of said maintenance, repair, or replacement being borne on a pro-rata basis by the owners of the villa type condominium units affected.

(4) Private Road and Driveways. The Association shall be responsible for the maintenance and repair of all private streets and driveways located upon the condominium property and there is hereby reserved in favor of the Association the right to enter upon any and all parts of the condominium property for such purposes. The owners of all units are hereby made liable to the Association for a prorata share, as hereinafter set forth, of the reasonable cost of all such maintenance and repair.

(5) Assessments. All charges made to the unit owners to provide for funds for the Association to perform the functions described in this section shall be assessed against each unit owner by the provisions of this Declaration concerning assessments.

(6) Owner's Maintenance Responsibilities. Every owner must keep and maintain his/her condominium unit, its equipment and appurtenances, in good order, condition and

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repair, and must perform promptly all maintenance and repair work to his/her condominium unit, which, if omitted, would affect the condominium units entirety, or in a part belonging to other owners or would affect other condominium units, being expressly responsible for the damages and liabilities which his/her failure to do so may engender. Notwithstanding anything contained in this declaration, the owner of each condominium unit shall be liable and responsible for the maintenance, repair, replacement, and painting as the case may be, of all windows and screens, screen enclosures, and exterior doors, door frames and hardware, including sliding glass doors, exterior walls, and all air conditioning and heating equipment, stoves, refrigerators, fans and other appliances and equipment, including pipes, wiring, ducts, fixtures and/or their connections required to provide water, light, power, air conditioning and heating, telephone, sewerage and sanitary service to his/her condominium unit, and which may now or hereafter be situated in, or adjacent to, his/her condominium unit. Any exterior painting must be in pastel colors or matching original colors of the condominium unit to maintain a harmonious and consistent appearance; provided however that no exterior painting shall be undertaken by a member without prior approval of the Board. Such owner shall further be responsible and liable for maintenance, repair and replacement of all non-supporting walls and partitions, and any and all wall, ceilings and floor exterior surfaces, painting, decorating and furnishing, and all other accessories which such owner may desire to place or maintain in his/her condominium unit. Owner shall be responsible for pest and termite control to the extent, and with a company or companies properly licensed and registered with the State of Florida, County of Pinellas, and City of Pinellas Park and must further provide the Association with proof of treatment upon request. Whenever the maintenance, repair and replacement of any items for which the owner of a condominium unit is obligated to maintain, repair or replace at his/her own expense, is occasioned by any loss or damage which may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association, or the insurance trust hereinafter designated, shall be used for the purpose of making such maintenance, repair or replacement, except that the owner of such condominium unit shall be, in such instance, required to pay such portion of the cost of such maintenance, repair and replacement as shall, by reason of the applicability of any deductability provision of such insurance, exceed the amount of the insurance proceeds applicable to such maintenance, repair or replacement. It is expressly understood that there are appurtenant to condominium units air conditioning equipment that may be located on or around the condominium building. An easement is expressly reserved in favor of each such condominium unit for the purpose of maintenance repair or replacement of the