

**A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS
ESTABLISHING SPECIFICATIONS AND PROCEDURES
FOR INSTALLING EXTERIOR AC LINE COVERS**

March 28, 2005

Whereas, the Board of Directors of Carrington at Stonebridge, a Condominium, (hereinafter the "Association") is responsible for the operation and maintenance of said condominium; and Whereas, the Carrington at Stonebridge, a Condominium, Rules and Regulations item # 2 ALTERATION OF CONDOMINIUM states: Unit Owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no Unit Owner may install screen doors or apply any type of film or covering to the outside or inside of windows or door glass, without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, construction liens and/or claims arising from such work.

and

Section 12.4 Alterations to Units and Limited Common Elements by Unit owner of the Declaration states

No Owner shall make or cause to be made any structural modifications or alterations to his Unit or its appurtenant Limited Common Elements, or in any way or manner change the exterior appearance of any portion of the Condominium (including, without limitation, any lanai area) without first obtaining the prior written consent of the Board of Directors, which consent shall be denied if the Board determines that the proposed modifications or alterations may adversely affect, or in any manner be detrimental to the Condominium, in whole or in part. Any glass, screen, curtain, blind, shutter, awning, carpeting, enclosure, coverings or other item which may be installed on any lanai or window shall be subject to restrictions imposed by the Board of Directors.

NOW THEREFORE BE IT RESOLVED by the Carrington Board of Directors as follows:

1. Any air conditioning (AC) replacement lines for refrigerant or drains that are placed on the exterior wall of any building must be covered with a non-corrosive metal enclosure so as to hide all piping/tubing that may be needed to repair damaged AC lines. Replacement lines are only permitted on the ends of the buildings, not on front (street side) or back (golf course side) of building.
2. The enclosure should be approximately 4"x 4" and installed with non-corrosive Topcon fasteners. The metal enclosure must be painted the same color as the building. (Go to local Sherwin-Williams store located on Mercantile Street, Naples, Phone 643-6686 and ask for paint color under Carrington-Card Date 6/23/03. If you have any problems, call Sandcastle). Only one enclosure can be used for each unit, if a second replacement is needed the original enclosure must be used or a new enclosure installed to insure an acceptable appearance.
3. No Contractor shall begin work or install material unless the contractor carries Public Liability Insurance, in an amount not less than \$1,000,000.00, Workers' Compensation Insurance in an amount not less than \$500,000.00, and Automobile Liability Insurance (including non-owned automobiles) in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no insurance coverage should be less than the minimum amount required by law.
4. The Unit Owner is responsible for all costs of installation, maintenance and continued upkeep of line covers. The unit owner shall permit the Association to inspect the installation, to ensure compliance with the Association's specifications and rules.

5. The unit owner is responsible for obtaining all necessary building permits, if any, and for adherence to and compliance with all applicable building codes, if any.

6. The unit owner must indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens and/or claims arising from such work.

7. The unit owner is responsible for any damage to the common elements or other property or unit within the Condominium, which is caused as a result of the installation or maintenance of main entrance screen doors.

Approved by Carrington Board of Directors the----28 day of March-----2005

President

Carrington at Stonebridge, A Condominium

To Be Completed by the Owner

INSTALLING EXTERIOR AC LINE COVERS - TERMS AND CONDITIONS

By signing below you agree to abide by the above Resolution of the Carrington Board of Directors, Establishing Specifications and Procedures for **Installing EXTERIOR AC LINE COVERS** on your Condominium and further agree to indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens and/or claims arising from such work.

Please complete the information below:

Name _____

(Please print)

Address _____, Unit # _____

Phone Number _____

Signature _____

Please complete the **REQUEST FOR REVIEW OF ARCHITECTURAL MODIFICATIONS** form and mail this signed agreement to Sandcastle Community Mgmt., attention Nancy Winkler, at 1719 Trade Center Way, #4, Naples, Florida 34109.
Phone (239) 596-7200

Carrington Board of Directors Use Only

Date Approved _____

Date Denied _____

Reason for Denial _____

Signed Carrington Board _____

_____ Date _____