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2 **A REAFFIRMED RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**

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6 **A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**  
7 **ESTABLISHING SPECIFICATIONS AND PROCEDURES**  
8 **FOR INSTALLING RADON FANS**

9 **April 16, 2018**

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11 **WHEREAS**, the Board of Directors of Carrington at Stonebridge, a Condominium Association,  
12 (hereinafter referred to as the "Association") is responsible for the operation and maintenance of  
13 said condominium;

14 **And**

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

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

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28 1. Providing that the unit is in compliance with all other Carrington rules and regulations

29 The unit owner may install a Radon fan in their unit if they so desire,

30 2. The Unit Owner is responsible for all costs of installation, maintenance and continued upkeep  
31 of Radon fans.

32 3. If an end unit, the fan vent shall vent from only the side or back of the unit. If an inside unit,  
33 the fan vent shall vent from only back of the unit. Only upon special consideration of the Board will  
34 the vent be allowed to be placed in the front of the building and then it shall be vented from the  
35 ceiling. All other specifications shall remain in that installation. All units that have been vented in  
36 this way prior to this revised policy shall be grandfathered. This policy supersedes the policy of  
37 Mach 28<sup>th</sup> 2005. No vent will be allowed any portion of the front of the condominium building  
38 except by special permission of the Board. Only non-corrosive or stainless steel fasteners may be  
39 used to install the vent on the exterior of the building.

40 4. The color of the vent shall be painted to match the body color of the Condominium so as to  
41 blend in with the exterior color of the building. If you have any problems, call Vesta Property  
42 Management.

5. 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.

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.

ADOPTED by the Carrington Board of Directors the 16<sup>th</sup> day of April 2018 on the second reading of April 16, 2018.

President \_\_\_\_\_

Carrington at Stonebridge, a Condominium Association

To Be Completed by the Owner

**APPLICATION FOR APPROVAL AND INSTALLATION OF  
RADON FAN INSTALLATION - TERMS AND CONDITIONS**

By signing below you agree to abide by the Resolution of the Carrington Board of Directors, Establishing Specifications and Procedures for Installing Radon Fans 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 following information:**

Name \_\_\_\_\_  
(Please print)  
Address \_\_\_\_\_ Unit # \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Signature \_\_\_\_\_

Please attach all forms and drawings to this document:

Please complete the and mail this signed agreement to Vesta Property Services, 27180 Bay Landing Drive, Suite #4, Bonita Springs, FL 34135, Phone 239- 947-4552, or current property management service.

79 **Carrington Board of Directors Use Only:**

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81 Date Approved: \_\_\_\_\_

82

83 Date Denied: \_\_\_\_\_

84

85 Reason for Denial Signed Carrington Board

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87 President: \_\_\_\_\_

88 Date:

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91 **REAFFIRMED ADOPTION** by the Carrington Board of Directors the 09th Day of  
92 November 2020

93 J. S. Broncato, President, Carrington at Stonebridge

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95 Date: November 09, 2020

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