

1                   **A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**  
2                   **ESTABLISHING SPECIFICATIONS AND PROCEDURES**  
3                   **FOR INSTALLING RADON FANS**

4   **April 16, 2018**

5  
6       **WHEREAS**, the Board of Directors of Carrington at Stonebridge, a Condominium Association,  
7 (hereinafter referred to as the "Association") is responsible for the operation and maintenance of  
8 said condominium;

9   And

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

20  
21       **NOW THEREFORE BE IT RESOLVED** by the Carrington Board of Directors as follows:

- 22  
23       1. Providing that the unit is in compliance with all other Carrington rules and regulations  
24 the unit owner may install a Radon fan in their unit if they so desire,
- 25       2. The Unit Owner is responsible for all costs of installation, maintenance and continued upkeep  
26 of Radon fans.
- 27       3. If an end unit, the fan vent shall vent from only the side or back of the unit. If an inside unit,  
28 the fan vent shall vent from only back of the unit. Only upon special consideration of the Board will  
29 the vent be allowed to be placed in the front of the building and then it shall be vented from the  
30 ceiling. All other specifications shall remain in that installation. All units that have been vented in  
31 this way prior to this revised policy shall be grandfathered. This policy supersedes the policy of  
32 Mach 28<sup>th</sup> 2005. No vent will be allowed any portion of the front of the condominium building  
33 except by special permission of the Board. Only non-corrosive or stainless steel fasteners may be  
34 used to install the vent on the exterior of the building.
- 35       4. The color of the vent shall be painted to match the body color of the Condominium so as to  
36 blend in with the exterior color of the building. If you have any problems, call Vesta Property  
37 Management.
- 38       5. No contractor shall begin work or install material unless the contractor carries Public Liability  
39 Insurance, in an amount not less than \$1,000,000.00, Workers' Compensation Insurance in a amount  
40 not less than \$500,000.00, and Automobile Liability Insurance (including non-owned automobiles)  
41 in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no  
42 insurance coverage should be less than the minimum amount required by law.

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

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

48 President \_\_\_\_\_

49  
50 Carrington at Stonebridge, a Condominium Association  
51

52  
53 **To Be Completed by the Owner**

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

56 By signing below you agree to abide by the Resolution of the Carrington Board of Directors,  
57 Establishing Specifications and Procedures for Installing Radon Fans and further agree to  
58 indemnify, defend and hold harmless the Association from any and all claims, actions, costs or  
59 expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens  
60 and/or claims arising from such work.

61 **Please complete the following information:**

62  
63 Name \_\_\_\_\_  
64 (Please print)  
65 Address \_\_\_\_\_ Unit # \_\_\_\_\_  
66 Phone Number \_\_\_\_\_  
67 Signature \_\_\_\_\_  
68

69 **Please attach all forms and drawings to this document:**

70  
71 Please complete the and mail this signed agreement to Vesta Property Services, 27180 Bay Landing  
72 Drive, Suite #4, Bonita Springs, FL 34135, Phone 239- 947-4552, or current property management  
73 service.

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

75  
76 Date Approved: \_\_\_\_\_

77 \_\_\_\_\_

78 Date Denied: \_\_\_\_\_

79  
80 Reason for Denial Signed Carrington Board

81  
82 President: \_\_\_\_\_

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

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