

MIDDLEBROOK PINES CONDOMINIUM ASSN., INC.
SCREEN ENCLOSURE ARCHITECTURAL GUIDELINES

OPTION ONE

Total Screen Enclosure

Size – 19' X 12"
Screen – "Phifer" 20/20 Mesh Charcoal
Height – 7'4" at the LR wall tapering down to approximately 7' at front gate
With or without 16" Alumin Kick Plate
36" X 80" screen door, mesh charcoal with kick plate (located at gate)
Alumin Frame bronze color
Optional - Carpet within enclosure

OPTION TWO

Solid Roof with Screen Side Enclosure

Same as Total Screen enclosure above plus,
Roof – "Elite" snapper system with R-18 insulation,
Exterior Roof Color to match building color
Center Support Beam
Gutter System – same color as frame
Optional – Interior Window Package
Optional – One Center Skylight

It is the homeowner's responsibility to comply to building specification, select a properly insured and certified screen company as the builder, obtain Board approval, and sign a statement adhering to rules and regulations established by the Board.

**MIDDLEBROOK PINES CONDOMINIUM ASSN., INC.
RULES FOR INSTALLATION OF SCREEN**

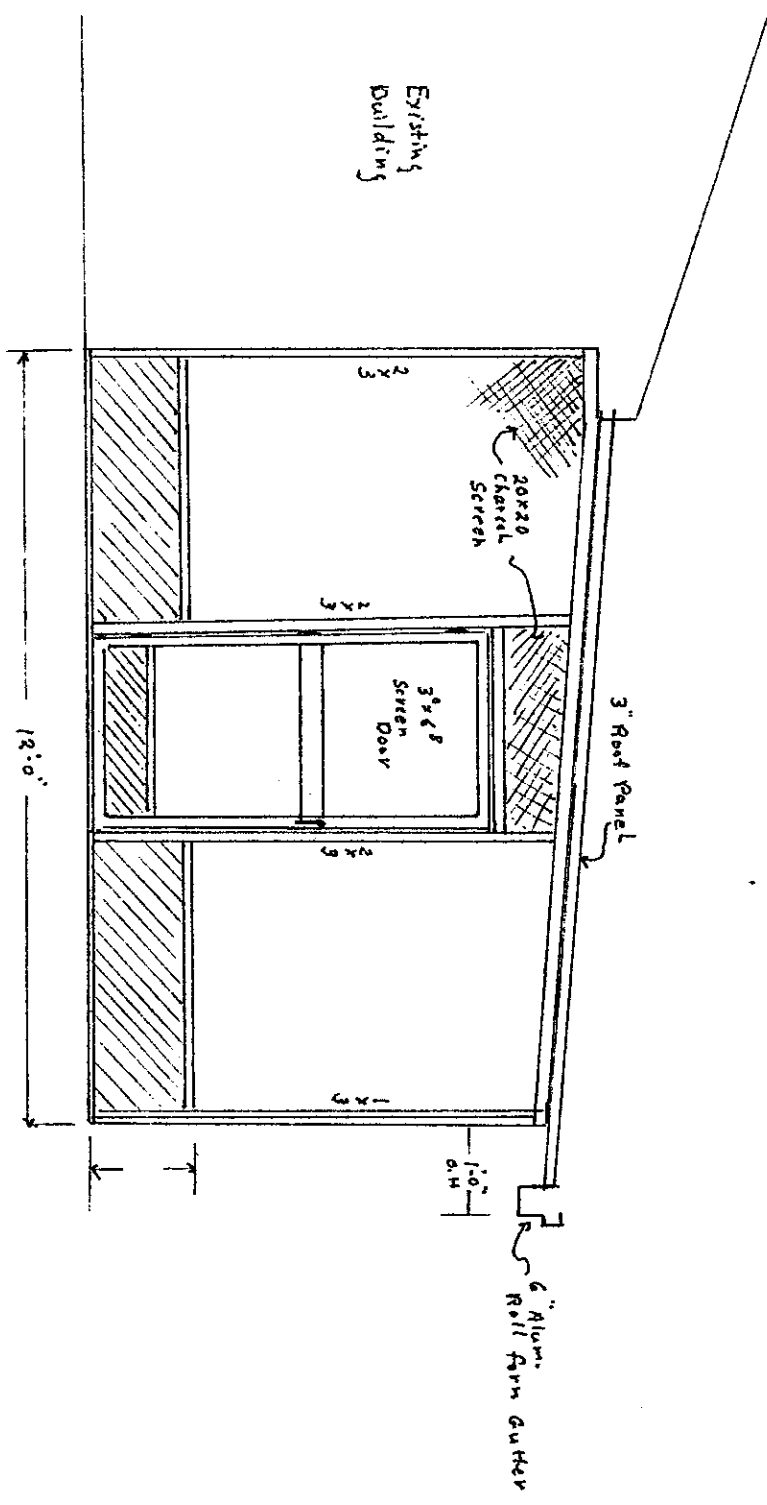
1. Prior to commencing the building of enclosure homeowner agrees that they will submit to the Board a plan in accordance with the attached approved specification.
2. Upon receipt of hand delivery or certified mail, the Board/Committee will then issue approval or modification of approval before work begins. Board/Committee will have a maximum time of 30 days to approve/disapprove enclosure. In the event no action is taken within 30 days, the application is either deemed admitted or is approved as the Board sees it.
3. Homeowner agrees to supply to the Board an adjusted homeowner's policy covering the additional screen enclosure at the time of the request to add the enclosure.
4. Homeowner agrees that any damage to the common elements caused by the installation of screen enclosure will be repaired within 5 working days and the cost will be borne by the owner and not the Association. Cleaning of the enclosure and common elements contained within the enclosure will be the responsibility of the homeowner within the time framed specified in #6.
5. Homeowner agrees to pay a one-time charge of \$100.00 that is non refundable to Middlebrook Pines COA to be placed in a special contingency account. This money will be held for the unit owner's account to be used only if homeowner does not repair damage to his screen enclosure within the time frame allowed by the Association as covered in #6.
6. Homeowner agrees that any damage to their enclosure will be repaired within 5 working days or the Association will be authorized to have repairs made and deduct costs from homeowner's fund. If there is not enough money to cover repairs, then the Association has the right to spend whatever it costs (within reason) to repair damage and bill the homeowner. Homeowner will have 20 days to repay the Association along with a \$25.00 processing fee. If not paid within the 10 days then the Association will have the right to turn the matter over to the Association attorney for collection and lien. Costs of attorney's fees will be paid by the homeowner.
7. Homeowner agrees that access will be available to the Association at reasonable hours to make any necessary repairs to the common elements.
8. Homeowner agrees that if the Association needs to make repairs to the common elements which require the temporary removal of said enclosure that homeowner will bear the expense of removing and replacing the enclosure.
9. Homeowner holds harmless the Association from any liability or lawsuits that may arise from the installation of enclosure.
10. Approval will be valid for a period not to exceed 120 days at the end of that time frame if the enclosure has not been completed, the homeowner must resubmit for approval or extension of time.
11. It shall be the homeowners responsibility to secure a building permit prior to commencing work.

HOMEOWNER SIGNATURE _____

DATE _____ BLDG # _____ UNIT # _____

ADDRESS _____

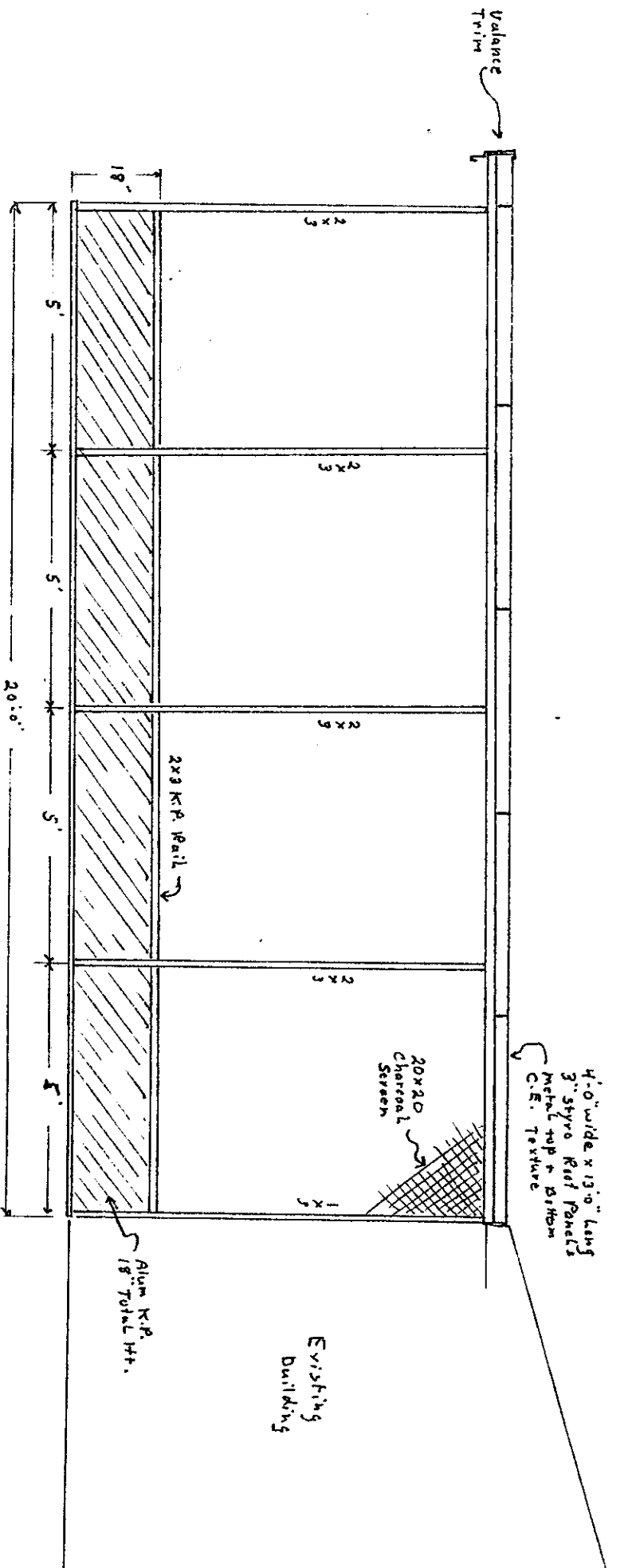
PRESIDENT SIGNATURE _____ DATE _____



Side View

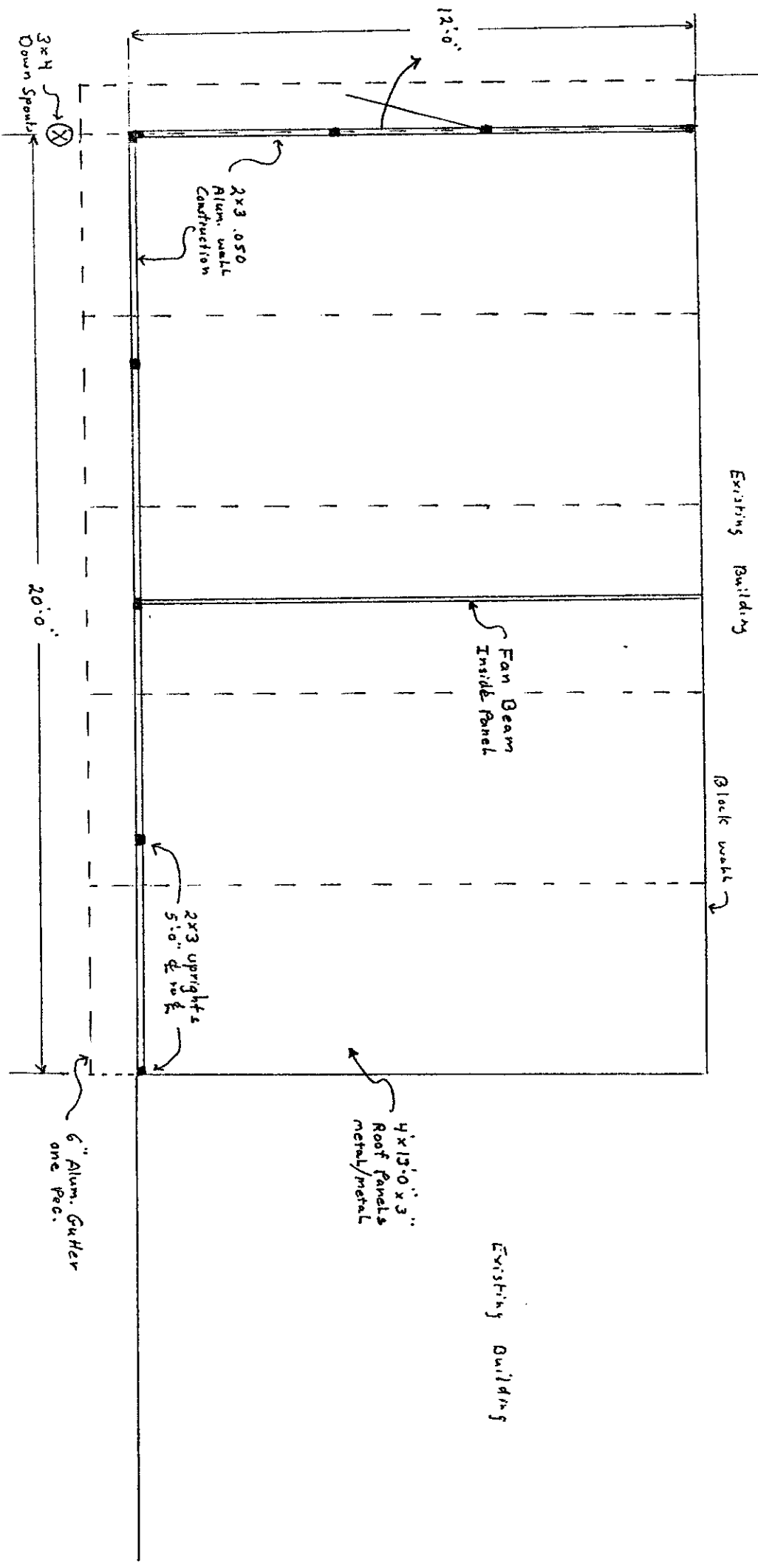
TOLERANCES (EXCEPT AS NOTED)		REVISIONS		
		NO.	DATE	BY
DECIMAL	±	1		
FRACTIONAL	±	2		
ANGULAR	±	3		
		4		
		5		

By: United Systems Inc.			
For: Middle Brook Pines			
DRAWN BY	A.C.	SCALE	30
CHK'D		DATE	8-10-92
TRACED		APP'D	
			DRAWING NO.
			.003



Front View

TOLERANCES (EXCEPT AS NOTED)		REVISIONS			By: United Systems Inc.	
NO.	DATE	BY	NO.	DATE	BY	
1			1			For: Middle Brook Pines
2			2			
3			3			
4			4			
DECIMAL		DRAWN BY		SCALE		MATERIAL Alum
FRACTIONAL		A.C.		30		
ANGULAR		DATE		DRAWING NO.		
		8-10-92				219



Overhead View

TOLERANCES (EXCEPT AS NOTED)		REVISIONS			By: United Systems Inc.	
NO.	DATE	BY	NO.	DATE	BY	
± DECIMAL	1					
± FRACTIONAL	2					
± ANGULAR	3					
	4					
	5					

DRAWN BY A.C.		SCALE 3/8"		MATERIAL Alum.	
CHK'D		DATE 8-10-92		DRAWING NO. .001	
TRACED		APP'D			