

Harbor Place at Safety Harbor Condominium Association, Inc.

RULES FOR RENOVATION TO A UNIT (INCLUDING ADDITIONS, ALTERATIONS AND IMPROVEMENTS)

WHEREAS, the Harbor Place Declaration of Condominium, section 9.1, provides, in primary part, that “no Unit Owner shall make any addition, alteration or improvement in or to *** his or her Unit or any Limited Common Element without the prior written consent of the Board of Directors *** [which shall be determined] within forty-five (45) days after such request and all additional information requested is received. *** [Such work] shall be made in compliance with all laws, rules, ordinances and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. A Unit Owner *** [shall] hold the Association, and all other Unit Owners harmless from and to indemnify them for any liability or damage to the Condominium Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after that date of installation or construction thereof as may be required by the Association.”

ACCORDINGLY, the Board requires that a Unit Owner (“Owner,” hereinafter embracing “owners”) desiring such approval for such work provide the information called for in the Association’s Application for Renovation Approval, and agree to the conditions set forth therein and in the Declaration provision, and promulgates the following procedures.

1. An Owner desiring to undertake such work shall submit an Application for Renovation Approval and agree to the conditions set forth in the Declaration and in the Application. The original signed completed form shall be submitted to the Manager and a copy delivered or emailed to the Board President and Secretary.
2. The Board President may appoint an Architectural Review Committee (“ARC”) to review any given application, to be composed of two or more board members, or one board member and one owner; the ARC may approve or disapprove the application, or determine that the work proposed is such that it does not require application of these rules. If deemed required by the President, the President shall submit the application to the full board for determination. Once an application is approved or disapproved, the determination shall be filed with the Manager.
3. An Owner undertaking such activity is responsible for assuring that the provisions of its application, if approved, are followed, including compliance by contractors, licensed professionals, trade persons and workers.
4. The board reserves the right to place limitations on work and / or materials which impact the security, integrity, function or appearance of the building or its public parts.
5. Simple decorative work taking one day or less does not require approval under these rules. Simple decorative work, for example, includes replacing a light fixture or ceiling fan, minor cabinet work, and similar work which could be performed by an owner or handyman. The Board may adopt generally applicable standards to provide certainty for routine improvements.

Adopted September 9, 2021 / Revised March 4, 2022