



THE LAKES HOMEOWNERS' ASSOCIATION, INC.



5045 NW 11th Avenue Deerfield Beach, FL 33064
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Phone: 954-480-2928 Fax: 954-480-9302

Property Maintenance, Insurance and Architectural Changes

Property Address: _____ Deerfield Beach, FL 33064

The property address above noted is part of The Lakes Homeowners' Association Community. The Lakes Homeowners Association is not a Condo Association but a Homeowners Association and only owns and covers the common elements described in the By-Laws. Common elements include anything used by more than two-unit owners (amenities and common grounds). The Lakes homeowner's association is responsible for roof and paint maintenance. Every member pays a monthly maintenance fee which covers common elements insurance, roofs and common grounds repairs and maintenance. The current monthly maintenance fee of The Lakes Homeowners Association is \$_____.

The Lakes Homeowners Association does not own anything within the property lines including the interior of the units, for that there is NO policy covering the interior elements of any unit (including but not limited to plumbing, electrical and divider walls).

The association does not restrict any interior changes, but requires copy of the contractor's liability and worker's compensation insurance for any work and/or changes done to any property. Exterior changes, including but not limited to replacement, removal, modification or addition to the original structure of the house must be approved in writing by the Homeowners Association prior to the commencement of the work and require the same paperwork as interior changes in addition to copy of the city permit and City final inspection permit.

Please be advised that the homeowners' association is not responsible for any repair or maintenance of replacement, removal, modification or addition to the original structure of the house. Owner is responsible for all repairs to such change including but not limited to damages to the house structure caused by such architectural change.

I have fully read, understand, and agree to ALL the terms stipulated within this agreement and I willingly enter into this agreement with the Association on the _____ day of _____, 20_____.

Homebuyer #1 Signature: _____ Date: _____

Homebuyer #2 Signature: _____ Date: _____

State of Florida

County of Broward

Sworn to and subscribed before me this _____ Day of _____, 20_____

By _____ who has produced a _____

Notary Public