

COUNTRY CLUB GARDENS CONDOMINIUM, INC.

MANSARD ROOFING SPECIFICATIONS

1. Roofing contractor must be Licensed, Insured and Bonded in the state of Florida.
2. Roofing contractor is to be able to supply the homeowner with names and addresses for three (3) recent roofing installations he has successfully completed.
3. Roofing contractor is to stipulate starting and completion dates.
4. Roofing contractor shall be responsible for taking precautionary measures to protect the flowers, trees, shrubs, plants, in addition to grounds, landscaping and concrete surfaces.
5. Roofing contractor shall remove all roofing materials, old as well as new, felt, wood pieces and nails from the old roof as well as from the new roof.
6. Roofing contractors shall not drive or park any vehicle on any grassy areas.
7. Roofing contractor shall provide homeowner with workmanship guarantee for all work performed in addition to warranty from the shingle manufacturer.
8. All claims against the product manufacturer are the responsibility of the contractor.
9. Roofing contractor shall provide all Permits and Inspections.
10. Unit owners at the 2000 Annual Meeting determined to the color of the mansard shingles shall be GREY. A sample shall be kept to color match for future installations.
11. The roofing contractor hereby agrees to hold harmless the Association, their respective officers, directors, employees and other designated representatives from all legal action, including attorney's fees, costs and expenses which may arise out of contractor's work.
12. Work on the job site shall include:
 - a) Removing existing shingles from mansard roof
 - b) Install new 30 lb. felt underlayment
 - c) Existing eave and roof flashing are to remain
 - d) Install NEW 30 year mildew resistant dimensional shingles
 - e) Shingles to be installed with an extra 5/8 inch lap to insure proper nailing
 - f) Inspect and replace any rotten wood. Any repairs to the wood structure shall be additional cost from the original contract.
 - g) Removal and re-installation of existing gutters shall be additional cost from the original contract, unless removed by owner
 - h) Contractor will not be responsible for leaks in gutters
 - i) Posting of all Permits and Inspections
 - j) Removal and disposal of all unused products old and new around the property

Approved this 14th day of May, 2002

Country Club Gardens Condominium, Inc.
Board of Directors