

LAUREL OAK HOMEOWNERS ASSOCIATION
C/O LAS VERDES POA, 5121 LAS VERDES CIRCLE, DELRAY BEACH, FL 33484

PROCEDURES FOR EXPANDING DRIVEWAYS

1. All costs required for expanding/enlarging driveways is at unit owner expense.
2. Owner must complete the agreement (see pages 2 and 4) with the Laurel Oak Homeowners Association (HOA). Owner signature(s) on page 4 must be notarized. Submit page 3 to the HOA for signature.
3. Once signed by the HOA you must record the agreement with the Palm Beach County Clerk of the Court.
4. After the agreement has been recorded you must obtain a building permit from the Palm Beach County Building Department.
5. Prior to any work being performed a copy of the recorded agreement and a copy of the building permit must be submitted to the HOA.
6. Prior to any work being performed owner must contact M&P Services who holds the HOA sprinkler service contract at 561-504-4627 to arrange and pay for moving of sprinkler system lines.
7. Owner may select any contractor to perform the driveway work. Prior to any work being performed owner must furnish to the HOA a copy of contractors Florida business license and insurance showing workers comp and liability coverage. The HOA must approve any contractor performing work in Laurel Oak.
8. The asphalt on the existing driveway must be removed. The expanded/enlarged driveway area must be dug out and filled with a minimum of 6" crushed rock base and compacted. The entire driveway area must then be paved with a minimum of 1 ½" type S-3 hot mix asphalt and cut in level to match (not overlap) the existing roadway surface.
9. Owner must have the driveway sealcoated with a water-base asphalt sealer once the asphalt is cured (typically in 6 months)
10. Owner is responsible for moving their mailbox if necessary. Resetting a mailbox must be done in accordance with US Postal Authority guidelines.
11. Owner is responsible to assure that their contractor cleans the surrounding common area and roadway of any construction debris, dirt, etc.

Agreement to Enlarge Parking Area

The Laurel Oak Homeowners' Association, Inc., a Florida corporation, not-for-profit, its successors and assigns ("Association") and _____, the record owners of property legally described as _____, as recorded in Palm Beach County Official Records Book _____, Page _____ ("Owners") with a street address of:

and their successors and assigns, in consideration of the mutual benefits, promises and forbearances hereinafter set forth, voluntarily and knowingly execute this Agreement with the express intention of affecting their rights and duties as designated herein.

The Association, by and through its Board of Directors and pursuant to authority set forth in the Declaration of Covenants and Restrictions for Laurel Oak Homeowners' Association, Inc., as amended from time to time, and pursuant to its other Governing Documents, as amended from time to time, hereby agree to permit the undersigned Owners to expand, enlarge and improve that portion of limited common property owned by the Association, commonly referred to as a driveway utilized for the exclusive use of vehicle parking ("Parking Area"). All costs to expand, enlarge and improve that portion of limited common property to be paid by Owners.

"Parking Area" shall include both the area of improvement existing prior to the execution of this Agreement and that additional area by which the undersigned Owners expand, enlarge and improve at any time subsequent to the execution of this Agreement. The additional Parking Area **SHALL NOT EXCEED 6 FEET BY 22 FEET.**

Owners agree, at all times, to maintain, repair and replace the Parking Area to ensure the Parking Area remains aesthetically pleasing and in good condition.

The undersigned Owners further agree to release, indemnify, save, hold harmless and defend the Association, its management company and its attorney, their officers, directors, employees and agents against all causes of action, liability of any kind, personal injury, lawsuits, damages, judgments, executions, claims and demands whatsoever, in law or in equity, including attorneys' fees and costs, arising from, occurring on, or resulting from the Owners' construction, maintenance and use of the Parking Area.

The Association and the undersigned Owners agree and acknowledge the mutual benefit of expanding, enlarging and improving the Parking Area to the Owners and the members of the Association. Further, the Association and the undersigned Owners agree and acknowledge the costs and fees paid by the Owners to the Association as valuable and sufficient consideration to support this Agreement.

This Agreement shall become effective upon its recordation.

The undersigned Owners agree this document does not grant any ownership rights to the Parking Area, enlarged or not, regardless of the improvements made to the Parking Area by the Owners. The Association's ownership of the Parking Area at the time of the execution and recordation of this Agreement and at any and all times thereafter shall remain the same. This Agreement shall run with the land of the Owners and bind all successors, assigns and/or transferees and/or devisees of same.

The Association and the Owners have read this Agreement and understand and agree to its provisions. The Agreement is executed voluntarily and with full knowledge of its significance.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed individually or through their duly authorized representative on the date shown opposite their signatures.

WITNESSES:

Laurel Oaks Homeowners' Association, Inc.

Sign: _____

Sign: _____

Print name: _____

Print name:

Sign: _____

Title:

Print name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____. He or she is personally known to me or has produced a _____ as identification and did take an oath.

Notary Public:

Sign: _____

Print name: _____

State of Florida at Large (seal)

My Commission Expires:

WITNESS:

Sign: _____

Print name: _____

OWNER(S):

Sign: _____

Print name: _____

WITNESS:

Sign: _____

Print name: _____

OWNER(S):

Sign: _____

Print name: _____

OWNER(S):

Sign: _____

Print name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____. He or she is personally known to me or has produced _____ as identification and did take an oath.

Notary Public:

Sign: _____

Print name: _____

State of _____ at Large (seal)

My Commission Expires: