

DRAKE LANDING CONDOMINIUM ASSOCIATION
Policy on Condo Unit Remodels, Architectural Changes and Common Elements

The Drake Landing Condominium Association Policy on Condo Unit Remodels, Architectural Changes and Modifications to Common and Limited Common Elements is established this 27th day of January 2012 in accordance with the Governing Documents and is as follows:

Unit remodels are the responsibility of the Unit Owner; however, Unit Owners must submit a written request to the Drake Landing Board of Directors informing them of the remodel plan project to include details of remodel plans and receive written approval from the Drake Landing Board of Directors prior to beginning any remodel work. Permits must be pulled when appropriate and licensed and insured contractors must be used.

Changes to any Common or Limited Common Element at the complex are not permitted without prior written approval from the Drake Landing Board of Directors.

Architectural and Structural changes are not permitted without prior written approval from the Drake Landing Board of Directors.

Considerations and guidelines for approval include:

- how project will affect overall function of the complex
- how project will affect the overall aesthetics of the complex
- how project will affect other units
- project shall not impact other residents
- input will be solicited from all other Drake Landing Owners

- professional architectural review of project plans may be required
- a 1/4 inch drawing will be required for any projects affecting the exterior of the complex
- no materials are to be stored outside
- projects must be completed in a timely fashion with completion deadlines set by the Board of Directors
- a bond in the amount of 1.5% of the total cost must be posted to ensure proper completion

Final approval is at the sole discretion of the Drake Landing Board of Directors.

This Policy of the Drake Landing Condominium Association is adopted this 27th day of January 2012 by the Drake Landing Condominium Association Board of Directors.
