

## Guidelines for Common Addition Requests

### PAVERS

1. Can not extend more than 12ft from the building and not intrude on another owners property line .
2. Pavers can not be smaller than 1'x1'
3. No crushed stone is permitted anywhere
4. Paver installation by a license contractor is recommended
5. If approved, the ground where the pavers are installed remain "Common Area"
6. *If approved, the unit owner must submit a work request to the office to ensure no water line will be impacted*

### WINDOW AND BALCONY

1. Window replacement and balcony/patio enclosures require a licensed contractor for installation and permit
2. Window color can only be white
3. Window replacement can not be larger or smaller than the existing window
4. Balcony/Patio enclosures can be either white, brown or bronze and must be all one color. Not a mix of colors.
5. Balcony/Patio enclosures can not extend on any common area

### PLANTS AND TREES

1. Trees can not be planted closer than 10 ft from the building
2. Plants must be maintained by the unit owner, including pruning/trimming of plant or shrub. If the plant dies, the unit owner must remove it.
3. The only trees allowed are Palm trees *without* thorns
4. For plants/shrubs:
  - a. **Not** allowed: Crown of thorns; Bougainvillea
  - b. **Allowed:** Calusa but must be maintained to a maximum height of 6ft. Other plants/shrubs will be considered as long as they don't have thorns.

NUMBER ONE CONDOMINIUM ASSOCIATION

Palm Greens at Villa Delray, Inc.

5801 Via Delray, Delray Beach, FL 33484

Phone (561) 498-1330

[balvarez@castlegroup.com](mailto:balvarez@castlegroup.com)

**ARCHITECTURAL MODIFICATION FORM**

DATE RECEIVED \_\_\_\_\_

NAME OF OWNER(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

- Any approvals given are subject to the following conditions:
  - All maintenance of the addition(s) is the sole responsibility of the unit owner and future owners.
  - The unit owner(s) must provide an endorsement to their homeowners or liability policy naming the NUMBER ONE CONDOMINIUM ASSOCIATION-Palm Greens at Villa Delray as additional insured for purposes of liability “as their interests may appear.” In lieu of this certificate unit owners must sign a “Waiver of Liability” form we will supply and have the contractors working on the addition supply a Certificate of Liability Insurance and Workers’ Compensation. This must be completed prior to starting any work on the addition.
  - Any adjustments to the existing building, sprinkler system, shrubbery, etc. that are necessary, as a result of any approved additions must be done properly by the unit owner at their sole cost and expense and approved by the Association before and after the work is completed.
  - In the event it becomes necessary to remove all or part of the alteration or addition for improvement for maintenance or repair by the Association, the Association will not be responsible for replacing or repairing the requested addition.

- The Association shall not be responsible for the structural integrity of the addition.
- **The unit owner or contractor must obtain all applicable governmental permits or approvals and provide copies to the Association before construction begins.**
- Any structural addition made to a unit shall be attached directly to the stucco wall. UNDERNEATH the overhang, and not to the fascia board itself.

**Describe and sketch or attach the changes to be made.**

---

(FOR BOARD/ OFFICE USE ONLY)

**Date:** \_\_\_\_\_      **Approved** \_\_\_\_\_      **Denied** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

WAIVER OF LIABILITY

The undersigned hereby agrees that any and all liability caused by or arising from any acts which may have increased the hazard or susceptibility to loss on the described premises shall not be held against the NUMBER ONE CONDOMINIUM ASSOCIATION – PALM GREENS AT VILLA DEL RAY, INC., as their interests may appear, and NUMBER ONE CONDOMINIUM ASSOCIATION shall be held harmless from any liability arising there from and indemnify them all for losses, costs, expenses and attorney’s fees in connection with any such addition to PALM GREENS CONDOMINIUM ASSOCIATION NUMBER ONE.

Section \_\_\_\_\_, Unit \_\_\_\_\_, which street address is \_\_\_\_\_

Liability for any changes in the common elements performed by or for previous owners of their unit is hereby accepted, as well as attachments made to the building and units for awnings, screen or glass enclosed additions, satellite dish, hanging plants or similar items may cause water leaks via the roof or walls.

The owner(s) accept the sole responsibility to keep and maintain the alteration, and to repair any leaks which develop in the vicinity and/or addition of such attachments in good repair even if installed by or for a previous owner.

In return for the Association approval of such installation, the owner agrees to maintain the subject area, and after the Association provides notice to the owner, the Association may have the improvement removed or the Association may take the necessary steps to properly maintain the subject area. Any costs incurred by the Association in this regard, including attorney’s fees, shall become the responsibility of the Unit Owner. The Association may recover such costs and attorney’s fees by any legal procedure, including the filing of a claim of lien, if the law permits.

Date: \_\_\_\_\_

\_\_\_\_\_  
Unit Owner – Print Name

\_\_\_\_\_  
Unit Owner – Signature

# NUMBER ONE CONDOMINIUM ASSOCIATION

We, the undersigned contractor named in a certain contract dated \_\_\_\_\_ between \_\_\_\_\_, the owner(s) of Condominium premises known as \_\_\_\_\_ **Delray Beach, FL 33484** and the undersigned, as contractor, to do the certain work and supply the necessary materials in the above described contract, do hereby agree that in consideration of the grant of consent to allow the contractor to perform such work, do hereby waive our right, if any, to file and/or record any mechanic's lien for any work and/or materials furnished and, in addition, do hereby release and discharge the said NUMBER ONE CONDOMINIUM ASSOCIATION, PALM GREENS VILLA DEL RAY, INC., of and from any and all claims and/or liability of any type, or nature. Any approval is conditioned upon all persons furnishing construction, labor and materials agreeing not to assert any lien against the common elements for labor and material provided.

ANY APPROVAL DOES NOT CONSTITUTE ASSOCIATION AUTHORIZATION TO PERFORM LABOR ON OR FURNISH MATERIALS TO THE CONDOMINIUM COMMON ELEMENTS.

Certificate of workers' compensation insurance and a copy of liability insurance is required.

**Contractor Print Name** \_\_\_\_\_

**Contractor Signature** \_\_\_\_\_