

NOTICE

March 2015

OUTSIDE PLUMBING

The 2013 Declaration change transferred outside building maintenance to the association from each individual owner.

The effect of this change is that no owner can make any form for maintenance, changes, alterations or additions to the outside of his or her building without prior written consent from the association.

It is the fiduciary duty of the Board of Directors to enforce deed restrictions and to protect owners investment in Sunshine Villas from any activities that could have an adverse effect on their investment.

On board meetings December 2014 and February 2015 the board have exercised their power to promulgate rules and regulations concerning the outside surfaces of all buildings in Sunshine Villas.

This notice is sent to further detail present rules for outside plumbing.

Plumbing on outside surfaces

The following rules must be observed in regard to plumbing on the outside of buildings.

1. All pipes/plumbing on the outside of buildings must be copper.
2. All re-piping must be done with the shortest possible length of pipes / no excess pipes running across walls will be accepted.
3. All pipes must follow either horizontal or vertical lines of the building / no pipes allowed to run diagonal across walls in any degree other than complete horizontal and 90 degree angle on the horizontal plane.
4. All pipes on walls must be covered by a maximum 2"x 2" metal box that shall be painted in the color of the wall. Color codes and paint type specifications can be obtained from the association.
5. Old pipes must be removed and unused pipes coming out of the wall must be cut flush with the wall and old hole filled with concrete and painted in the same color as the wall.
6. Holes in soffit must be repaired and closed / no openings around pipes are allowed to prevent pest entering into the attic.
7. Any work must follow local codes and permit must be obtained in accordance with the code. Copy of permits for said work must be sent to the association as well as copy of passed inspection.
8. Work must be carried out to highest standard of workmanship.

For any questions contact the Association Manager (██████████) to discuss your need before you begin work.

Very truly yours,
The Board of Directors
Sunshine Villas HOA, Inc.