

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

# **Parkway Maintenance & Management, L.L.C.**

## **Modification Request Form**

### **(Washers and Dryers)**

*\*Please reference exhibit "A" in the Amended and Restated rules of the On Top of the World Condominium Association rules, section 5(o) for information concerning this type of modification.\**

**Please complete the checklist below to expedite your modification request**

- \_\_\_\_\_ Fill out all paperwork completely
- \_\_\_\_\_ Attach a detail or sketch of work being done
- \_\_\_\_\_ Attach a copy of License Mechanical and Electrical
- \_\_\_\_\_ Attach a copy of contractor's liability insurance and competency card (if applicable) Mechanical and electrical
- \_\_\_\_\_ Attach a copy of your contractor's worker compensation
- \_\_\_\_\_ Attach a copy of County Permit
- \_\_\_\_\_ For alterations that require pre or post inspections, please include your check or money order for **\$35.00**, payable to ***Parkway Management Company***. Please reference exhibit "C" for the schedule of fees.

***After approval this form will be sent back to you.***  
***Work may not be initiated until permit is approved.***  
***Post form in visible location (window or door).***  
***These protocols are for your protection.***

**Thank you for your cooperation**

*Parkway Maintenance & Management, L.L.C.*  
Association Correspondence:  
2069 World Parkway Blvd.  
Clearwater, FL 33763

**APPLICATION FOR APPROVAL OF REQUEST FOR MODIFICATION**  
**On Top of the World Condominium Association, Inc.**

\_\_\_\_\_ ALTERATION/MODIFICATION TO DWELLING or \_\_\_\_\_ LANDSCAPING MODIFICATION

\_\_\_\_\_ SKETCH OR DRAWING ATTACHED

The undersigned hereby applies to the On Top of the World Condominium Association, Inc. ("the Association"), for approval to make those modifications/alterations or landscaping changes specified in attached drawings and as summarized above. The undersigned represents and covenants that the said modification/alteration or landscaping changes will be exactly as set forth herein: and further the undersigned is aware that if this application is granted, said approval is solely based on the plans and drawings submitted herewith. No amendment nor change of any kind is acceptable, without the express written approval of the Association.

**APPROVAL FOR THE MODIFICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. No vehicles are allowed off paved surfaces, unless prior written approval is obtained from management.
2. Any damage that may result from the actions of a contractor or sub-contractor, and the subsequent modifications to the building structure, building exterior, landscaping, or irrigation which may result from either the actions of the contractor or from the existence of the modification itself, are the sole financial obligation of the dwelling owner.
3. In the event damages occur as a result of the alteration, the Association and Parkway Maintenance and Management Company, Inc. ("the Management Company") reserve the right to take legal action against the dwelling owner for any recovery and all the expenses that may be incurred by them as a result of damages resulting from the alteration/modifications including, but not limited to the reimbursement of all legal fees and court costs expended on behalf of the Association, regardless of the findings of the court.
4. Landscaping must be approved by the Association, or its agent, prior to installation. Addition of landscape plantings shall be the responsibility of and shall be maintained by the dwelling owner. Maintenance includes, but is not limited to edging, pruning, weeding, and replacement or removal.
5. The Association and the Management Company shall not be responsible for any damage, whatsoever, to aluminum structures or other components attached to the exterior of the house. Owner, their successors and assigns, assumes all risk.
6. The association and the Management Company shall not be responsible for roof repairs and maintenance where any portion of the alteration is affixed to the existing building or when the existing roof structure has been altered in any respect.
7. All work must be completed in accordance with the approved plans and site plan attached hereto and made a part hereof.
8. Approval of the requested alteration, modification or landscaping change does not constitute approval of any further alteration, modification, or landscaping and the approval of this or any other application does not constitute precedence for any other approval. Further, approval of this application does not release the applicant nor the dwelling owner from all requirements to maintain and repair the building structure as well as the improvements, which may be authorized herewith. Applicant and dwelling owner are responsible for any damage done by any worker or contractor or subcontractor who had been employed by applicant or dwelling owner to complete the said work.
9. The dwelling owner is responsible for ensuring that the contractor secures all necessary building permits and the modification meets all zoning requirements to include building setbacks.
10. Prior to excavation or digging, it will be the dwelling owners' responsibility to have all underground electrical, cable, sewer, and water lines located.

The undersigned further agrees that he/she/they shall indemnify and hold harmless the Association, the Management Company, and any and all of their officers, agents, and employees from any loss or damage resulting to or from the alteration, modification or landscaping changes involved in this application including any loss or damage occasioned by or from any other resident of the On Top of the World Community who may object to the approval of this application and to the work performed. The indemnification and hold harmless provisions herein shall survive the completion of any work approved and authorized pursuant hereto, and further, shall obligate the undersigned to reimburse the Association and the Management Company for all costs, expenses, and attorney's fees which may be expended with regard to any claim arising out, of said alteration, modification, or landscaping change.

Dwelling Owner \_\_\_\_\_ Building # \_\_\_\_\_  
(print or type)

Address \_\_\_\_\_ Telephone \_\_\_\_\_  
(print or type)

Signed by \_\_\_\_\_ Date \_\_\_\_\_  
(owner)

Your request for \_\_\_\_\_ Alteration to Dwelling or \_\_\_\_\_ Landscape alteration is:

\_\_\_\_\_ Approved

\_\_\_\_\_ Not Approved for the following reasons

\_\_\_\_\_ Contractor/Vendor has failed to supply this office with a current Certificate of Insurance

\_\_\_\_\_ Modification does not meet minimum standard for approval

\_\_\_\_\_ Other \_\_\_\_\_

Authorized by: \_\_\_\_\_ Date \_\_\_\_\_

EXCERPT FROM  
On Top of the World Condominium Association, Inc.  
Amended and Restated Rules

(k) Water Softeners. Water softeners must be resin, not ion exchange (salt). Installation through common walls is prohibited without the prior approval of the Association.

(l) Exterior Lighting. No exterior light fixture may be installed unless the proposed design and location of the light fixture are approved by the Association prior to installation. Light fixtures must be installed by licensed electricians. Exterior light fixtures must be white or black in color.

(m) Landscape. No alteration or addition to the landscape or any landscape material in the Common Areas of On Top of the World, including, but not limited to, any planting, trimming, or removal of any tree or shrub or the alteration of the grade, may be made without the prior approval of the Association. If any alteration or addition to the landscape or landscape material made by any owner encroaches at any time upon any sidewalk, neighbor's patio or parking area, interferes with the entry of light into any neighbor's unit, interferes with the use or maintenance of any of the Common Areas, or is determined by the Association to constitute an unreasonable nuisance or hazard, it shall be removed by the owner, at the owner's expense, upon the Association's request.

(n) Mailboxes. Center core mailboxes may be replaced only upon prior approval by the Association and the replacement must be installed by a licensed postal mail box installer. Additional information regarding licensed installers may be obtained at the Service Department. Replacement mailboxes must also comply with applicable law and postal regulations.

(o) Washers and Dryers. A Pinellas County building permit and the approval of the Association is required for every washer and dryer installation in On Top of the World. Washers and dryers installed without a Pinellas County building permit are subject to substantial penalties and may be required to be removed by the owner, at the owner's expense, by Pinellas County or the Association.

(p) Electrical.

(i) Exterior. No alteration or addition to any exterior electrical components may be made without the prior approval of the Association and, if approved, must be carried out by a licensed electrician. All one hundred twenty five (125) volt, single phase fifteen (15) and twenty (20) ampere receptacles must have ground fault interrupter protection in accordance with the National Electrical Code. Every exterior electrical component installed by an owner must connect to that owner's electrical panel and all wiring must be contained within the wall, with no exterior conduit

(ii). Interior. Any maintenance, repair, replacement or alteration of any owner's electrical panel or any wiring within or serving any unit must be carried out by a licensed electrician.

(q) Irrigation. Irrigation lines and sprinklers may be installed and maintained only by the Association. No alteration or addition may be made by any other to any irrigation line, pipe, or hose in On Top of the World without the prior approval of the Association. Unauthorized installation of irrigation line, pipes and hoses will be removed at the unit owner's expense.

EXHIBIT "C"  
TO  
AMENDED ND RESTATED RULES OF  
ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

Schedule of Fees

The following fees and charges shall be collected by, and paid to, the Management Company for the use and benefit of the Association:

<u>Service or Circumstance</u>	<u>Amount</u>
Response to request for information by or on behalf of a prospective purchaser or lien holder, other than that required by law	\$150.00 plus photocopying cost and attorney's fees.
Condominium Documents	\$50.00
Application for Approval Processing Fee (excluding lease renewal with same lessee)	\$50.00 per applicant
Mold or Mildew Inspection	\$50.00
Paradise Gate Access Card or Access Remote Control	\$45.00
Common Element Alteration or Addition Inspection Fee	\$35.00
Flag Bracket or Anchor Installation Fee	\$10.00
Mailbox Key (Replacement)	\$14.00
Assessment Estoppel Certificate (3 or more business days)	\$50.00
Assessment Estoppel Certificate (less than 3 business days)	\$75.00
Copy Charge (per page)	\$0.25
Lead Paint Disclosure	\$3.00
Recreation Card (New)	\$3.00
Recreation Card (Replacement)	\$25.00
On Top of the World License Plate	\$10.00
Hurricane Shutters Inspection Fee	\$35.00
Tile, Wood, and Other Hard Surface Floor Inspection Fee	\$35.00
Patio Inspection Fee	\$35.00
Receiving Device (e.g., antenna or dish) Inspection Fee	\$35.00
Door, Window, Exterior Trim, Decoration Inspection Fee	\$35.00
Fence Inspection Fee	\$35.00
Re-inspection/Correction Fee	\$35.00
Returned Check or Rejected ACH Debit Service Charge:	
Face value not over \$50	\$25.00
Face value over \$50 but not over \$300	\$30.00
Face value over \$300	\$40.00 or 5% of the face amount, whichever greater.
Community Service Fee Late Charge:	Greater of \$25.00 or 5% of the delinquent installment for each Community Service Fee installment not received by the 15 <sup>th</sup> day of the month in which due.
After-Hours Water Turn On Service Charge (after 5:30 p.m. Mon – Fri, or after 11:30 a.m. Sat)	\$35.00

STATE OF FLORIDA  
DOMESTIC WASTEWATER FACILITY PERMIT

<b>PERMITTEE:</b>	<b>PERMIT NUMBER:</b>	FLA012905
	<b>PA FILE NUMBER:</b>	FLA012905-007-DW1P/NR
Sidney Colen & Associates, Ltd.	<b>ISSUANCE DATE:</b>	November 24, 2008
	<b>EXPIRATION DATE:</b>	November 23, 2013

**RESPONSIBLE AUTHORITY:**

Mr. Kenneth D. Colen  
President  
8447 SW 99<sup>th</sup> Street Road  
Ocala, Florida 34481

**FACILITY**

On Top of the World WWTF  
2410 Sunset Point Road  
Clearwater, FL 34625  
Pinellas County  
Latitude: 27°59'41"N      Longitude: 81°44'27"W

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.). The above named permittee is hereby authorized to operate the facilities shown on the application and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

**TREATMENT FACILITIES:**

An existing: 0.600 mgd annual average daily flow (AADF) Type I Ludzack-Ettinger process domestic wastewater treatment plant consisting of: an on-site influent pumping station of 6,170 gallons, one manually-cleaned fine screen, influent flow splitter box, one equalization basin of 208,000 gallons with diffused aeration, two anoxic basins of 124,000 gallons total volume, three aeration basins of 600,000 gallons total volume with diffused aeration, two clarifiers of 173,400 gallons total volume with 1,924 square feet of total surface area, four filter cells of 256 square feet of surface area, a 3,400-gallon filter backwash pumping station, two chlorine contact chambers of 60,000 gallons total volume, using sodium hypochlorite liquid system. Waste activated sludge is piped to one aerated digester of 75,000 gallons from where it is transported to a permitted Residuals Management Facility for further treatment and disposal.

Reclaimed water which does not meet Part III Public Access quality standards is transferred from reject pumping station No. 1 to the reject storage prior to routing to the headworks for retreatment through reject pumping station No. 2. Reject storage includes one aboveground tank of 0.43 MG capacity.