

HCCC# 276
FalconRidge Condominiums
277 Rutledge Street, Bedford

To: All Owners of FalconRidge Condominiums
From: Tony Hall, Podium Properties Ltd
Date: August 24, 2010
Re: Deck Tile Waiver

In response to inquiries from owners to install tile on the sun decks
The terms and conditions of the installation of porcelain tiles on decks are as follows:

The tiles are an installation on the common elements and can only be installed by an owner with Board approval. A condition of the approval is that the owner is responsible for repair and maintenance of the tiles as well as any damage caused to the common elements by the tile installation. **If you wish to install porcelain tiles on your deck please return the signed waiver to Podium Properties as soon as possible for our records.**

The following terms and conditions will apply for the installation of deck tiles:

1. The installation and or modification is to be completed by a qualified professional contractor and is to use Chrome Edging for uniformity.
2. The installation shall be carried out at the risk and expense of the unit owner.
3. All tile must be laid 3/4 of inch away from the exterior walls of the building to permit drainage from behind the bricks and siding.
4. That any approval granted by the Board to proceed with the installation of the porcelain tile does not exempt you from the provisions of any By-law of the Condominium Corporation or any other governing authorities.
5. You indemnify the Condominium Corporation and save it harmless against losses and claims that may occur in connection with the porcelain tile installation.
6. It is the responsibility of the Unit Owner to give 24 hour notice to the Superintendent and to make arrangements for entry to the building and use of the elevator by the contractor.
7. Any cleanup of the common areas associated with the installation of the tile is the sole responsibility of the Unit Owner.
8. **We would also like to remind unit owners that any insurance coverage for Betterments, Improvements, and Alterations and other perils is fully the**

responsibility of the owner and his/her insurance broker. The cost of any upgrades, design changes, etc. initiated by the owner are to be considered as Betterments and Improvements and as such need to be covered for insurance purposes by the owner's policy.

Thank you for your cooperation with this matter. If you have any questions or concerns please do not hesitate to contact Podium Properties at 445-4936.

Sincerely,

Tony Hall
Property Manager
Podium Properties Limited
on Behalf of the Board of Directors of HCCC #276