

**RIVER BRIDGE PROPERTY OWNERS ASSOCIATION
ARB MODIFICATION COMMITTEE**

100 RIVER BRIDGE BLVD, WPB FL 33413
PHONE (561) 968-6054 / FAX (561) 968-1389

THIS FORM IS TO BE USED WHEN REQUESTING A MODIFICATION, ALTERATION OR ADDITION TO THE EXTERIOR OF YOUR HOME OR PROPERTY THAT IS VISIBLE. Request should be directed to your individual Island Condominium, Homeowners or Community Association. Your association will review this request to make sure it is in compliance with its documents, complete the sub-association section, and forward to the POA ARB Committee with their comments. If you should have any questions, please call 968-6054 or your local Modification Chairperson.

OWNER'S INFORMATION

OWNER'S NAME: _____ SUB-ASSOC. _____

ADDRESS: _____ HOME #: _____

CITY/ST/ZIP: _____ WORK #: _____

MAILING ADDRESS, IF DIFFERENT FROM ABOVE: _____

APPROVAL IS HEREBY REQUESTED TO MAKE THE FOLLOWING MODIFICATION (S), ALTERATION (S), OR ADDITION (S) AS DESCRIBED AND DEPICTED BELOW. (Please include such details as the nature, kind, shape, color, size, material, location and any other pertinent data. A drawing or sketch as well as a copy of your survey is required on any type of construction). PLEASE INCLUDE PAINT NUMBER, COLOR AND SWATCH.

OWNER'S SIGNATURE _____ DATE _____

TO BE COMPLETED BY SUB-ASSOCIATION

- APPROVED IN COMPLIANCE WITH OUR H.O.A. MODIFICATION STANDARDS
- DISAPPROVED COMMENTS: _____

SIGNATURE OF SUB-ASSOCIATION REPRESENTATIVE _____ DATE _____
Board of Directors Delegate (Modification Committee Chairperson)

TO BE COMPLETED BY ARB COMMITTEE

- APPROVED COMMENTS: _____
- DISAPPROVED _____

APPROVAL OF ANY MODIFICATION, ALTERATION OR ADDITION DOES NOT WAIVE THE NECESSITY OF OBTAINING THE REQUIRED FEDERAL, STATE, COUNTY, CITY, OR APPLICABLE AGENCY APPROVAL (S) OR PERMIT (S).

SIGNATURE OF ARB COMMITTEE _____ DATE _____
(Board of Governors Delegate)

WAIVER OF LIABILITY

Print Name _____ (hereinafter "Owner") of
_____ Greenacres, FL (Unit/Address), (hereinafter to the
Board of Director _____ (hereafter "Association"), and seeks
approval for said addition, change, or alternation to the above-mentioned unit.

Owner shall be responsible for all costs and expenses in the addition, change or alteration of said Unit. All such work shall be completed in good and workmanlike manner in accordance with all applicable laws, ordinances, rules, regulations and requirements of all governmental bodies or officers having jurisdiction over such work, and before such work is commenced, all required permits and authorizations shall be obtained by Owner.

Owner shall pay all costs, expenses and damages to repair or replace any portion of the common areas damaged by subcontractors, material men, mechanics or other third parties rendering goods or services to said Unit upon notice of the Master Association Board and Sub-Association Board within forty-five (45) days of substantial completion of the review. In the event that said costs and expenses are not paid within thirty (30) days written notice, Master Association and/or Sub-association shall have the right to levy an assessment against the Unit for said costs and expenses. The Association shall have all remedies for non-payment of assessments, including, but not limited to lien rights, as further contemplated in the Declaration of the Associations.

Owner expressly understands that Association approval or disapproval will be based on any ground, including without limitation, aesthetic reasons, to maintain and protect the value of property within River Bridge. Owner shall seek architectural and engineering options on said plans from respective professionals in the field and shall not request or rely on the Association for these opinions.

Owner shall indemnify and hold Association free and harmless from and against any and all liability caused by or arising from any acts, which may increase the susceptibility to loss on the described property or common areas and any loss, claim or damage by reason of any injury, accident or damage to any person or property, including common areas of the Association arising out of or in any way relating to the addition, change or alteration to the Unit, occasioned wholly or in part by any act or omission of Owner, any contractor, or any other third party rendering goods or services. In the event that Association shall be made a party to any litigation commenced against Owner concerning addition, change or alteration to the Unit, then Owner shall defend, protect and hold Association harmless and pay all attorney's fees, costs and expenses incurred by them in connection with such litigation.

In connection with any dispute, litigation, enforcement, or interpretation of this Waiver of Liability, Association shall be entitled to recover reasonable attorney's fees, including appellate and post-judgment proceedings, cost and expenses.

The WAIVER OF LIABILITY has been executed on the _____ day of _____, _____.

WITNESS:

PLEASE FILL OUT AFTER COMPLETION OF WORK AND RETURN IT TO
RIVER BRIDGE POA, ALONG WITH A COPY OF YOUR PERMIT

RIVER BRIDGE SUB-ASSOCIATION

FORM OF COMPLIANCE

It is the desire of the Master Architectural Review Board (ARB), to seek compliance with the Architectural Standards, Rules & Regulations of the community of River Bridge and/or the City of Greenacres, to have this form completed by the individual homeowner and signed off by the Sub-association Modification Board, **after completion** of modification performed. It is important to note that approval must come from the Master ARB, in order to obtain permits from the City of Greenacres.

Before any work is to commence, any project requiring a permit from the City of Greenacres, **must** be submitted to the ARB for approval. **No permit will be issued without prior ARB approval.** This certificate of compliance, must also be completed, documented, inspected, and approved, substantiating modifications were completed, in compliance with original modification submitted.

Date: _____ Name of Sub-Association: _____

Name of
Unit Owner: _____

Address: _____

Phone: _____ Permit No: _____

Signatures of two (2) Sub-association Modification Board Members

Note: Please remember to attach a copy of permit to this form.