

TANGERINE BAY CLUB
POLICY FOR REPLACEMENT OF LANAI TILE FLOORS (Effective February 23, 2017)

As custodians of all TBC Common Elements and Limited Common Elements, including the Units' exterior lanais, the Board has responsibility for enforcing the Association's requirements as provided in the Condominium Documents and the Rules & Regulations. Specifically, such requirements include the following:

- TBC's Condominium Documents, Article 7, Section 7.6(a): "No Owner, tenant or other occupant of a Unit shall paint or otherwise change the appearance of the exterior of a Unit or the Building or of any exterior wall, door, window, screen, patio, balcony, terrace, or any other exterior surface ... which will materially change or affect the uniform exterior appearance of the Building in the opinion of the Board."
- TBC's Condominium Documents, Article 8, Section 8.5(b): "No Unit Owner shall paint or otherwise decorate or change the appearance or architecture of all or any portion of the exterior of the Building, the Unit or the Limited Common or Common Elements without the prior written consent of the Board ..."
- TBC's Condominium Documents, Article 8, Section 8.5(d): "The proposed additions, alterations and improvements by the Unit Owners shall be made in compliance with ... any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise."
- TBC's Rules & Regulations, Section IV(A), Exterior Appearances: "No Owner, lessee or guest may paint, decorate or otherwise change the appearance of any exterior surface."
- TBC's Rules & Regulations, Section IV(L), Exterior Appearances: "Changes to any floor surface of a Unit's entry courtyard, lanai, loft and side balconies are prohibited. Exceptions will be considered only for maintenance and safety issues, and must be approved in writing by the Board."

Based upon these governing provisions, replacement of a Unit's lanai tile floor by individual Owners, for cosmetic reasons, will not be approved and any additional exterior tile alterations are prohibited. The Board will consider requests to repair/replace a Unit's exterior lanai tiles for structural reasons that may impact the waterproof integrity of the lanai concrete floor, adjacent Units and the Building. In such cases, pursuant to TBC's governing documents, the Association will be responsible for any lanai tile repairs and/or replacement using existing exterior community tiles (if stock is available) and/or for providing replacement tiles if existing exterior community tiles are no longer available; and for installation of exterior tiles in accordance with current TBC installation requirements, including Delta Engineering's Waterproofing System specifications for TBC's Tile Replacement Project.

Six (6) Units with existing non-TBC lanai tiles installed prior to adoption of this Policy have been grandfathered by the Board. The respective Unit Owners have been permitted to maintain their non-TBC lanai tile floors and assume responsibility and liability for the alterations to their lanai tile floors. Future lanai tile replacements at these Units by the Unit Owners will be allowed with prior Board approval and future tile installations are required to be performed in accordance with current TBC installation requirements, including compliance with Delta Engineering's Waterproofing System specifications. Replacement tiles require Board review and approval and must meet the following criteria: the tiles are nearly identical in color, shape and size to the Unit's existing non-TBC lanai tiles. These grandfathered Units are: 111, 122, 132, 229, 322, 534.

Approved, February 23, 2017
TBC Board of Directors