



EXCLUSIVE PROPERTY MANAGEMENT

PARKWAY GARDENS CONDOMINIUM ASSOCIATION, INC.

09/08/2023

Jose Lopez & Kimberly Perez
PO Box 156
Deerfield Beach FL 33443

NOTICE OF ARCHITECTURAL REQUEST MODIFICATION APPROVAL

RE: 313 SW 1 Court # 04L

Dear Owner:

Your Architectural Request Modification has been **approved**. Specifically, you have approval to proceed with the following modification which you submitted an application and supporting documentation for:

Installation of Fence

We reserve the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if you cannot follow the original plan.

You must follow all local building codes and setback requirements when making this change. A building permit or other permits may be needed and you should contact the local ordinance offices to verify their requirements.

Our approval is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate utility companies before digging to verify if any underground utility lines exist.

Please feel free to contact Exclusive Property Management at (954) 969-1330 with any further questions or concerns. We thank you for your cooperation.

Sincerely,

Jenniffer Smith, LCAM
Exclusive Property Management
on behalf of the Board of Directors

PARKWAY GARDENS

Architectural Committee Request (ARC)

PLEASE SUBMIT ALL REQUIRED DOCUMENTATION IN ORDER FOR YOUR APPLICATION TO BE PROCESSED WITHIN THE ESTABLISHED TIMEFRAME.

NOTE: INCOMPLETE APPLICATIONS WILL EXTEND THE APPROVAL TIMEFRAME

I / We KIMBERLY VILLELA


Located at address: 313 SW 1 CT. #L-4 POMBANO BEACH, FL. 33060 hereby request approval for the following (*Please be SPECIFIC of what modifications are being made to the property, use additional sheets if necessary*).

INSTALL 39 LF X 6'H STOCKADE WOOD FENCE & (1) 4'W GATE

Upon approval of my request for this modification, I/We will assume all liability for any damages incurred because of this modification as well as any additional maintenance costs that may be incurred. I/We also agree to obtain and attach any permits, licenses and liability insurance of contractor(s) that may be required by all governmental agencies for this modification. I/We also agree to be responsible for the cost of removal and restoration of the alteration, when the Association needs to have access to the common/limited common elements for maintenance, repairs or replacements.

Please ATTACH SUPPORTING DOCUMENTATION for the following:

- Sketch including the dimension(s), color(s) and material(s) of the proposed modification(s).
- The survey of property with location of the modification.
- Color samples and drawings, if applicable. Use additional sheets if necessary
- VALID Contractor's License
- VALID Contractor's Insurance
- VALID Workman Comp./ Workman Comp. Exemption Certificate
- Permit (if applicable/contingent upon approval)
- INCLUDE A BEFORE PICTURE OF THE AREA TO BE MODIFIED

Owner's Signature: 

Print Name: Kimberly Villela

Date: 8/2/23

Any Owner desiring to make any alterations, additions, improvements, or change of any kind or nature to any portion of the Common Areas, or the Owner's Unit, **MUST FIRST OBTAIN APPROVAL** from Parkway Gardens Board of Directors of the Association.

Complete applications submitted will take approximately 2-7 business days to process.

Submit the scope, plans, sketches, and/or details of the work to be performed to the Architectural representative.

Use a qualified, insured and licensed contractor to perform the work. The COI certificate holder MUST be reflected as such: Parkway Gardens c/o Exclusive Property Management 2945 W Cypress Creek Road, Ste. 201 Ft. Lauderdale, FL 33309

Per Parkway Gardens Rules and Regulations: Construction or demolition activities in Units creating noise or resulting in the creation of debris or utilizing common areas or in any way posing an inconvenience to other Unit Owners/Lessees, **must be performed between the hours of 8 AM and 6 PM, Monday through Saturday ONLY NO Sundays or Holidays.**

TO BE COMPLETED BY THE ASSOCIATION:

Approved with Stipulations:

- 1) Once necessary permits are obtained a COPY MUST BE SUBMITTED TO MANAGEMENT before work begins.
- 2) Applicable permits MUST BE DISPLAYED IN WINDOW OR DOOR.
- 3) Only changes noted on page1 are approved.

Denied

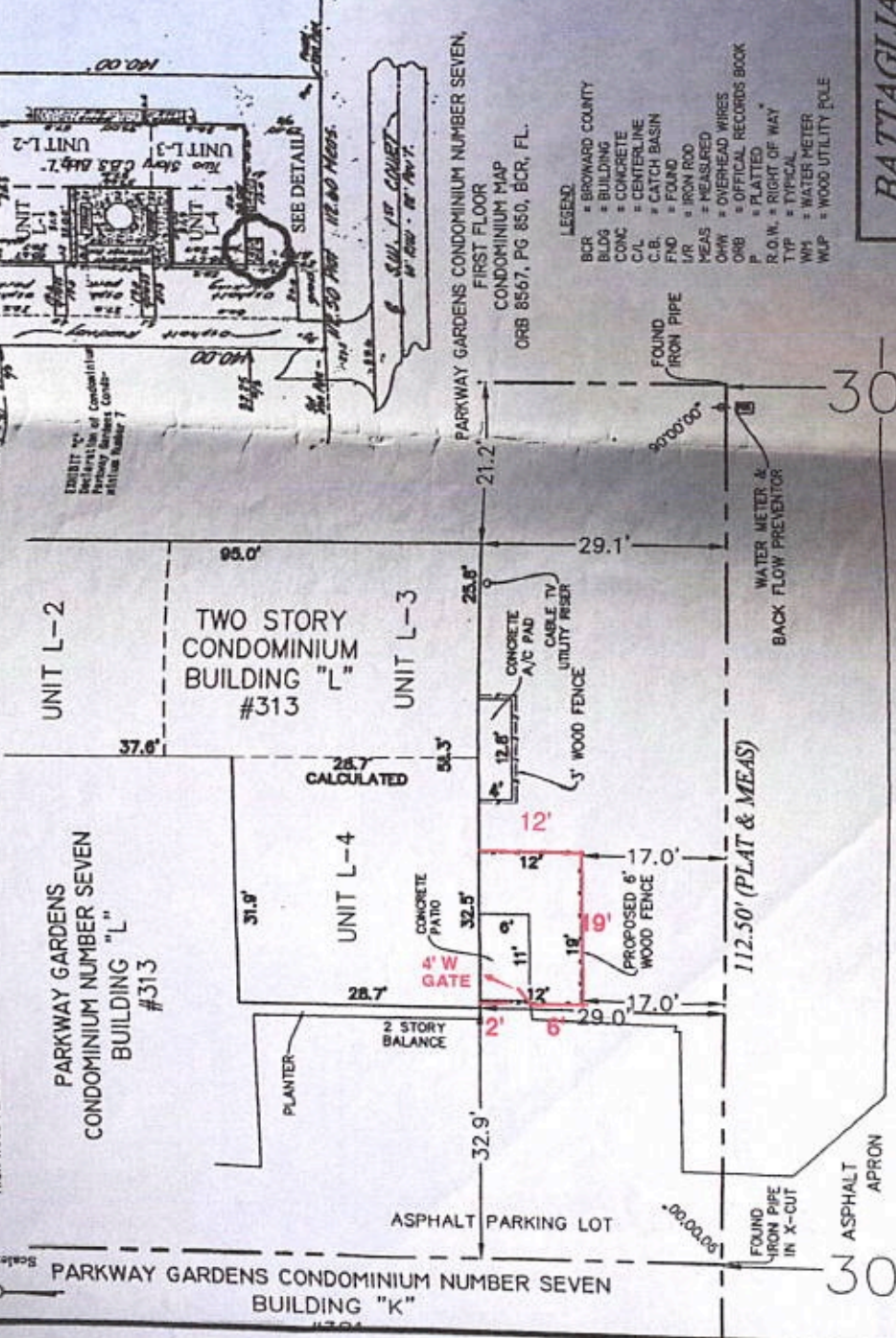
Authorized Board Representative's Signature Berlin Charles
Print Name: Berlin Charles Date: 09/08/2023

Authorized Board Representative's Signature: _____
Print Name: _____ Date: _____

SKETCH OF SURVEY

SPECIFIC PURPOSE SURVEY:
SHOW EXISTING IMPROVEMENTS AROUND AREA OF PROPOSED 6' HIGH WOOD FENCE.

Scale: 1" = 15'



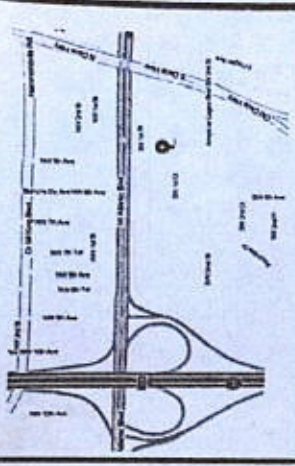
Scale: 1" = 15'

60' Right-of-Way

S.W. 1ST COURT

+/-22' ASPHALT ROAD

DETAIL



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
UNIT L-4, PARKWAY GARDENS CONDOMINIUM NUMBER SEVEN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 8567, PAGE 856, AND AS AMENDED OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PROPERTY CONTROL NUMBER:
4942 02 BC 020
313 SW 1 COURT, L-4
POPPING BEACH, FL 33060

FLOOD ZONE DATA:
BY GRAPHIC PLOTTING LOCATION ONLY, THIS PROPERTY IS LOCATED IN ZONE "A1", WITH A BASE ELEVATION OF 8. OF THE FLOOD INSURANCE RATE MAP NO. 12011 C 0120 F, COMMUNITY NO. 120055, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 1992.

SURVEYOR'S NOTES:
THIS SURVEY IS BASED ON A LEGAL DESCRIPTION FURNISHED BY CLIENT. THIS SURVEY DOES NOT PURPORT TO IDENTIFY ENCROACHMENTS, FOUNDATIONS, UTILITIES, STRUCTURES OR OTHER IMPROVEMENTS BELOW GRADE, IF ANY, EXCEPT WHERE SPECIFICALLY NOTED HEREON.
PROPERTY WAS NOT INSPECTED FOR EASEMENTS, RIGHT-OF-WAYS, VACATIONS, OR OTHER EXCEPTION AND IS SUBJECT TO DOCUMENTS OF RECORD.
ALL REASONS, ANALYSES, AND ADJUSTMENTS SHOWN HEREON ARE BASED ON RECORD PLAT OR DEED CALLS UNLESS OTHERWISE NOTED.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND HAMMER.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS MAP OF LAND SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND HAMMERS IN CHAPTER 471.066-47.082 FAC, CHAPTER 472 FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEVEN O. MARSHALL, PFS
REG. LAND SURVEYOR LS #0376

BATTAGLIA LAND SURVEYORS, INC.
610 SE 2ND AVENUE, DEERFIELD BCH, FL. 33441
OFFICE (561) 750-8108 FAX (561) 852-3898

SCALE	1"=15'	MONTH	JUNE
DATE	2/23/12	PROJECT NO.	SDM
SPECIFIC PURPOSE SURVEY			
UNIT L-4, PARKWAY GARDENS CONDOMINIUM NUMBER SEVEN			
SURVEY FOR:			
JOSE LOPEZ			

JOSE LOPEZ

PRODUCT SPECIFICATIONS:

6'H Stockade: 39 LF & 1 Gate.
Specifications: Post: 4" x 4", Rail: 2" x 4", Picket: 1" x 6"

JOB OPTIONS:

- 1 4' Gate
- 1 - HOA Service
- 1 - Permit Fees and Submittal
- 2 - Core Drill - Per Hole

JOB NOTES:

- A) Customer agrees to sign contract Pay Schedule Addendum that will be sent through DocHub (50% deposit, 50% upon installation)
- B) All measurements taken without property survey are considered rough until the customer provides a survey to verify. Layout and pricing adjustment might be required upon survey review vs. contract
- C) Landscaping debris is responsibility of the homeowner ****REMOVED AT THE ROOT****
- D) HOA paperwork, City Permit, Notarized Documents, Engineer Drawings, Running & Filing fees are ALL included.
- E) Installation date approximately five (5) weeks after city approved permit

No Returns for Special Order Product.

Approximate Start Date: 10/25/2023
Approximate Finish Date: 10/14/2024

All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation and/or order and arrange for the delivery of special order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior but that if there are you agree that this Agreement expressly supersedes them.

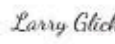
Do not sign if blank or incomplete. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it to protect your legal rights.

It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.

Payment Schedule: You agree that payments will be due as indicated below. If you are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

Contract Amount	\$3,992.19	
Sales Tax	\$0.00	
Deposit Amount	\$1,996.10	DUE IN FULL IMMEDIATELY
Remaining Balance	\$1,996.10	Due upon completion

Accepted by:  _____
Customer's Signature Date 8/1/2023

 _____
Superior Authorized Representative Signature Date 8/1/2023
Larry Glick

Superior Authorized Representative

Customer's Initials: KV BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS.

Superior Fence & Rail Contact Information:

TD Fence Corp
DBA: Superior Fence & Rail of Broward County
841 NW 57th Pl, Fort Lauderdale FL 33309
(954) 280-0407



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/04/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Gil, Garden, Avetrani Insurance Group 10689 N. Kendall Drive Suite 208 Miami FL 33176		CONTACT NAME: Kristal Massana PHONE (A/C No. Ext.): (305) 630-4777 E-MAIL ADDRESS: kmassana@ggaig.com FAX (A/C No.): (305) 279-3022	
INSURED TD Fence Corp DBA SUPERIOR FENCE & RAIL OF BROWARD COUNTY 841 NW 57th Pl Fort Lauderdale FL 33309		INSURER(S) AFFORDING COVERAGE INSURER A: Ohio Security Insurance Company NAIC # 24082 INSURER B: Ascendant Commercial Ins. Inc. 13683 INSURER C: Technology Insurance Company 42376 INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL2322220596 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BLS62887911	03/04/2023	03/04/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA598950	03/04/2023	03/04/2024	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 100,000 BODILY INJURY (Per accident) \$ 300,000 PROPERTY DAMAGE (Per accident) \$ 50,000 PIP-Basic \$ 10,000
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	TWC4222313	03/08/2023	03/08/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER PARKWAY GARDENS C/O EXCLUSIVE PROPERTY MANAGEMENT 2945 W. CYPRESS CREEK ROAD STE. 201 FT. LAUDERDALE FL 33309	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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FENCE ERECTION

15-F-19985-X
PAROLINE, TODD M. - QUALIFYING
TD FENCE CORP dba Superior Fence and Rail of Broward County
3689 NW 15th ST
LAUDERHILL FL 33311
EXPIRES 08/31/2023



CERTIFICATE OF COMPETENCY

Detach and **SIGN** the reverse side of this card **IMMEDIATELY** upon receipt! You should carry this card with you at all times.

Contractor must obtain a photo I.D. Certificate of Competency Card every two years.

PAROLINE, TODD M.
961 SPANISH CAY DR
MERRITT ISLAND FL 32952

**BROWARD COUNTY, FLORIDA
CERTIFICATE OF COMPETENCY**

FENCE ERECTION
15-F-19985-X
CC# PAROLINE, TODD M. - QUALIFYING
TD FENCE CORP dba Superior Fence and Rail of
Broward County
3689 NW 15th ST
LAUDERHILL FL 33311
EXPIRES 08/31/2023



Stockade

WOOD FENCES

Wood fences shall be constructed of decay and termite-resistant material, as specified in **Section 2326.2** of the Florida Building Code.

SECTION 1612: HIGH VELOCITY HURRICANE ZONES- GENERAL

1612.2 General design for specific occupancies and structures.

1612.2.1 Fences. Fences not exceeding 6'-0" in height from grade may be designed for 75 mph (33 m/s) fastest mile wind speed or 90 mph (40 m/s) 3-second gust.

1612.2.1.1 Wood fences. Wood fence design shall be as specified by 2328.

SECTION 2328: HIGH VELOCITY HURRICANE ZONES: WOOD FENCES

2328.1 Wood fences, so located on a property that by zoning regulations they cannot be used as a wall of a building, shall be constructed to meet the minimum specifications in 2328.2 and 2328.3.

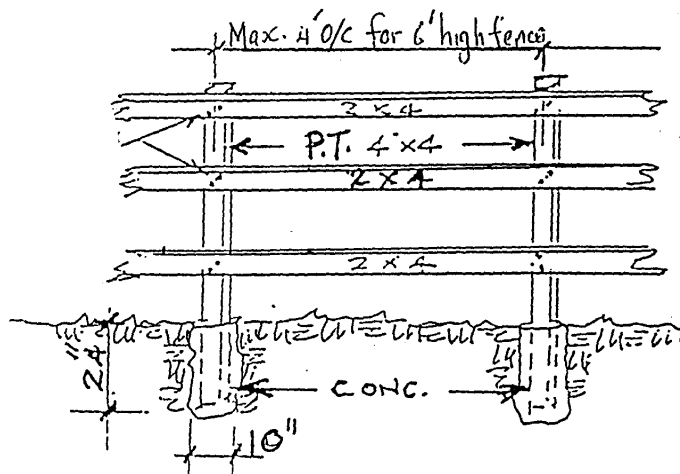
2328.2 Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements: from nominal 4 x 4 x 8 long posts No. 2 Grade or better spaced 4 feet (1219 mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and 2 feet (610) deep.

2328.3 Fences not exceeding 5 feet (1524 mm) or 4 feet (1219 mm) in height shall be constructed as provided in 2328.2, except that the spacing of posts may be increased to 5 feet (1524 mm) and 6 feet (1829 mm) on center for those heights respectively.

Unless designed by rational analysis, wood fences not exceeding 6' in height may be constructed to meet the following minimum requirements:

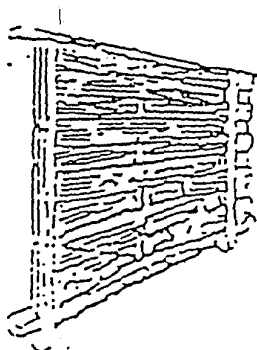
- (1) Vertical post of nominal 4 x 4 maximum of 4' o/c for 6' high fences; 6' o/c for 4' high fences.
- (2) Post shall be embedded 2'-0" in concrete footing 10" in diameter and 2'-0" deep.
- (3) 2 x 4 material shall be fastened according to Chapter 23.
- (4) All lumber shall be a minimum of #2 grade or better.
- (5) All fasteners shall be corrosion resistant.

Fence Detail

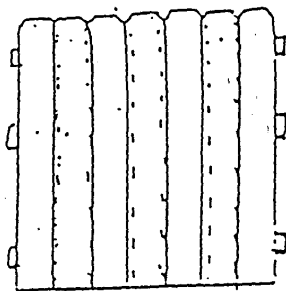


Circle type of wood fence to be installed:

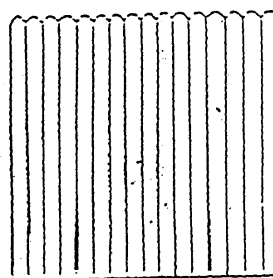
Basket Weave



Board on Board



Stockade



Vertical Shadow Box

