



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: \_\_\_\_\_







**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:

*KV*

8/1/2023

Customer's Signature

Date

*Larry Glick*

Superior Authorized Representative Signature

Larry Glick

Superior Authorized Representative

8/1/2023

Date

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 INSURER B: Ascendant Commercial Ins. Inc. INSURER C: Technology Insurance Company 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"/> 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 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 Y	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

## CANCELLATION

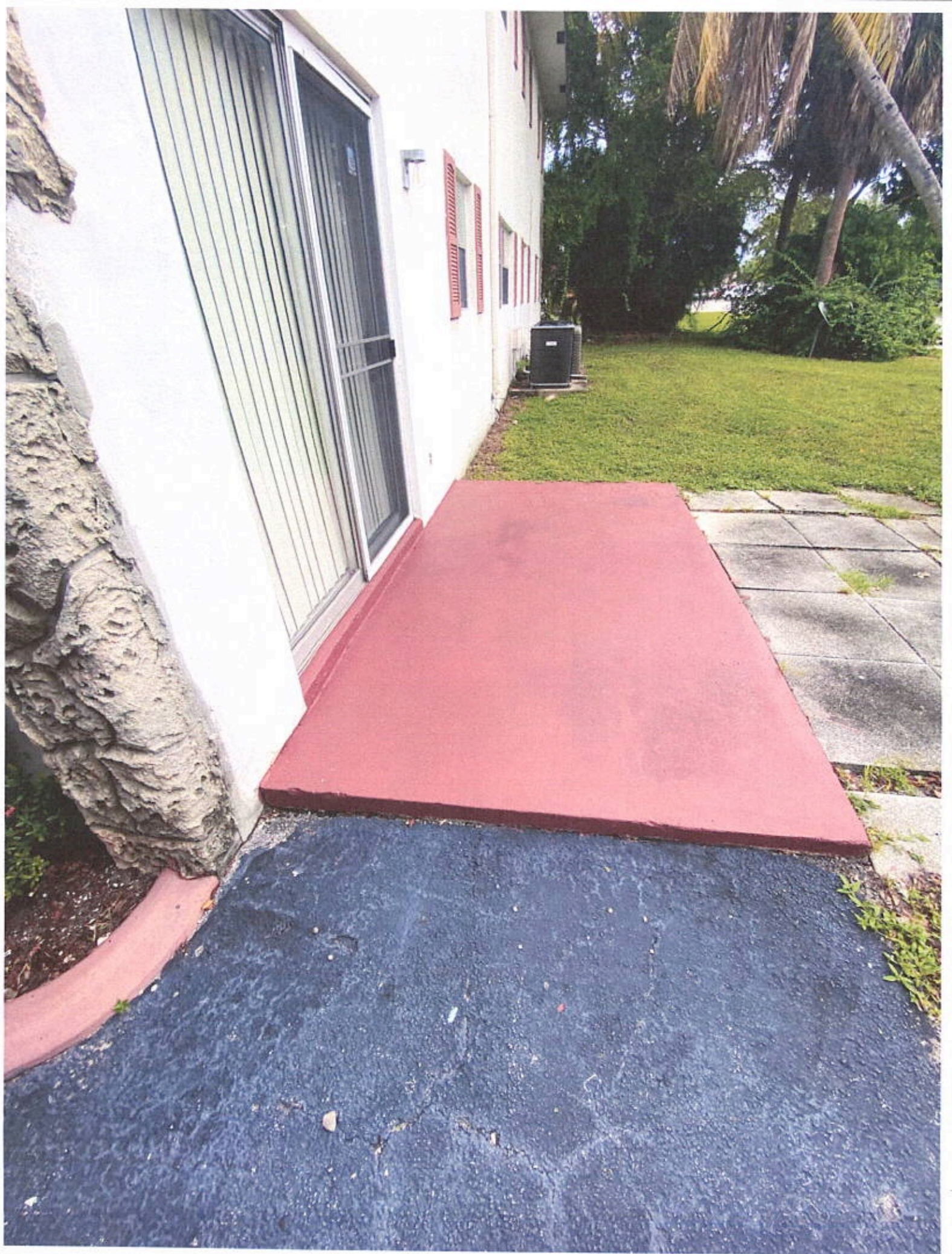
PARKWAY GARDENS C/O EXCLUSIVE PROPERTY MANAGEMENT  
2945 W. CYPRESS CREEK ROAD  
STE. 201  
FT. LAUDERDALE  
FL 33309

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

© 1988-2016 ACORD CORPORATION. All rights reserved.















**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.

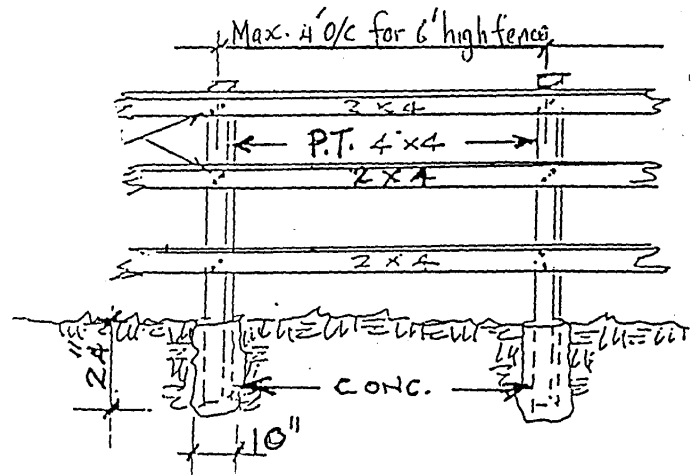
**2328.2** Fences not exceeding 6 feet (1829 mm) in height, shall be constructed to meet the following minimum requirements: from nominal 4 x 4 x 8 long posts No. 2 Grade or better spaced 4 feet (1219 mm) on center, and embedded 2 feet (610 mm) into a concrete footing 10 inches (254 mm) in diameter and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

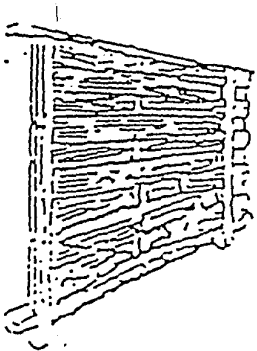
- (1) Vertical post of nominal 4 x 4 maximum of 4' o/c for 6' high fences; 6' o/c for 4' high fences.
- (2) Post shall be embedded 2'-0" in concrete footing 10" in diameter and 2'-0" deep.
- (3) 2 x 4 material shall be fastened according to Chapter 23.
- (4) All lumber shall be a minimum of #2 grade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

#### Fence Detail

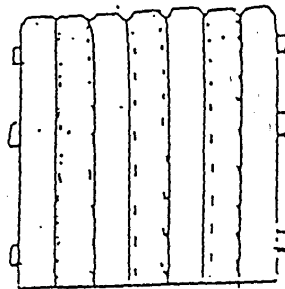


Circle type of wood fence to be installed:

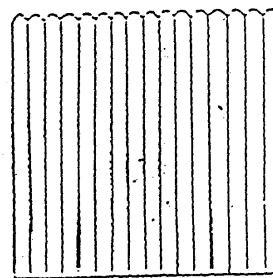
Basket Weave



Board on Board



Stockade



Vertical Shadow Box

