

Seminole Square Condo Association
Buildings I, II, III Operating Agreement
2011

The Board of Governors will consist of one director representing each building. One alternate member will be appointed for each building. Each Director will have one (1) vote and the alternate should not vote unless representing the Director. Directors and/or alternate delegates must have unanimous approval to pass a vote. All decisions must be unanimous.

The Board of Governors will be responsible for :

1. The Board may enter into an agreement with a management corporation under paragraph 9, sub paragraph "A" of the Declaration of Condominium.
2. Give notice of proposed meetings.
3. Record minutes of meetings and post legal Services
4. Approve a budget by October 30th each year.
- 5.. Ensure that rules are enforced for the use of common property.
6. Approve contracts for lawn, tree trimming, sprinkler maintenance etc. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) ~~(Bldg. III 32.25%)~~
7. Budget and obtain estimates for replacement of shrubbery and mulch in the recreation area. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)
(A) Each building is responsible to replace shrubbery and mulch in front of their building.
8. Responsible for maintaining clubhouse, pool gazebo, shuffleboard, pressure cleaning walkways between buildings. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)
9. There must be a unanimous agreement of paint colors for all buildings prior to painting any buildings.
10. Approve insurance (liability, wind & casualty) inspections. Approve adequate insurance coverage for all buildings, carports, and recreational areas. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)
11. Approve service contracts for pool maintenance, cable service, trash pick-up, pest control and Terminix. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)
12. Light fixtures, bulb purchase, and replacement bulbs in recreation area, two (2) halogen lights in front of Bldg. A and bulbs in pool area. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I -

35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)

13. Maintain (clean out) storm drain near Bldg. C dumpster. (only drain for parking lot - Also, Costa Del Sol pays for half since their water runs into that drain) Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)

14. Approve contracts for cleaning of 3 laundry rooms, 2 restrooms, club house and stairways. Expenses shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)

15..All service contracts must be reviewed by CAC Board prior to renewal by CAC Board of Delegates.

16. Combined expenses for water/sewer/ electric usage for buildings I,II, & III shall be charged to each individual building based on the following percentages. (Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)

17. Paving expenses shall be charged to each individual building based on the following percentages.(Bldg. I - 35.50%), (Bldg II 32.25%) - (Bldg. III 32.25%)

18. Visitor parking usage will **NOT** be limited by building.

19. Any changes to Condominium documents must be recorded at the courthouse and paid for by the building initiating the change.

20. All applications for Pet waivers should be referred to the attorney (based on attorney opinion dated 4-11-11) Attorney fees should be paid for by owner/applicant). If pets are allowed based on our attorney's opinion, they need to be restricted to the front of each building for waste matter. Pets are not to be allowed in recreation area.