

CORINTHIAN GARDENS MOLD REMEDIATION PROCEDURE – 3/17/22
(Replaces CG Power Washing Procedure dated 6/4/18)

WHEREAS the Corinthian Gardens Homeowners Association, Inc. is a homeowners association with a declaration, by-laws, and rules and regulations, and,

WHEREAS Article IV Section 6 of Articles of Incorporation and Article X Sections B and C of the By-Laws of Corinthian Gardens HOA, Inc. empower the Board of Directors to enforce the declaration, by-laws, and rules and regulations, and,

1. WHEREAS Article IX Section 1 of the Declaration of Restrictive Covenants, Conditions, Restrictions and Easements of Corinthian Gardens Homeowners Association, Inc. state that “...each Residence, and the fixtures, equipment and appliances comprising a part thereof located therein or exclusively serving the same shall be maintained, kept in good repair and replaced by and at the expense of the owners(s) thereof. All maintenance, repairs and/or replacements for which owners of Residences are responsible and obligated to perform, which, if not performed or omitted, would affect other Residences of the appearance of the Owner’s Residence, shall be performed promptly as the need arises, and if the Lot owner fails to promptly perform these, the Association shall have the right to perform these obligations and to assess the Lot owner(s) for the charges thereof. The cost of any such work performed by the Association shall be secured by a lien upon the Lot in which the work was performed.”, and,

WHEREAS Florida Statute 720.305 Section 2 (Homeowner Association Law) specifies how to enforce the declaration, by-laws, and rules and regulations,

NOW, THEREFORE, BE IT RESOLVED THAT Corinthian Gardens HOA, Inc. will enforce said declaration, by-laws, and rules and regulations as they relate to mold remediation.

1. By October 25 of each year, the Mold Remediation Committee will be selected by the Corinthian Gardens Board. This committee will consist of two Corinthian Gardens owners (one of which must be a CG Board Member) and one WTC Management representative or a third Corinthian Gardens homeowner.
2. By November 5 of each year, the Corinthian Gardens Mold Remediation Committee will inspect the roofs, driveways, sidewalks, soffits, fascia, hurricane shutters, mailboxes, gutters, and exterior walls of all Corinthian Gardens properties and identify those in need of power washing.
3. By November 15 of each year, a letter will be sent to the owners of properties identified as in need of power washing. This letter will specify what needs to be cleaned, suggest possible contractors to do the work and encourage owners to hire

the contractor of their choice and pay the contractor directly. This contractor must be licensed and insured. This letter will also inform the owners that they are responsible to have this work completed by January 10 of the new year or be fined \$100 each month that the work is not completed. Owners must notify the office when the work is completed.

4. By January 25 of each year, the Mold Remediation Committee will inspect the properties previously identified as in need of cleaning and send the owners who have not complied a registered letter notifying them that monthly fines of \$100 will start on February 15 and continue each month until the work is completed.
5. Owners who have not cleaned their property as requested will receive registered letters during the fourth week of February informing them of the fines.
6. When an owner has accumulated \$300 of unpaid fines, his/her account will be referred to the Corinthian Gardens lawyer for collection and the Corinthian Gardens Board of Directors will hire a contractor to complete the work and bill the homeowner for the fines, the work and attorney fees. These costs will be secured by a lien upon the Lot.
7. The WTC office will create and maintain a spreadsheet delineating the name and address of each homeowner whose property was identified as in need of power washing. This spreadsheet will also delineate what must be cleaned as well as the dates on which the first and registered letters were mailed as well as the date of all subsequent letters.
8. At any time during this procedure, a Corinthian Gardens Board Member may request and receive from the WTC office an updated copy of this spreadsheet.
9. This procedure will replace in its entirety the Corinthian Gardens Mold Remediation Procedure dated June 4, 2018 and will become part of the current Corinthian Gardens Rules and Regulations.

APPROVED at a Corinthian Gardens Annual Membership Meeting held March 17th, 2022.

3/29/22
DATE:

Warren Post
Warren Post, President