

## **BRIDGETOWN CONDOMINIUM MODIFICATION AGREEMENT**

Agreement between the Bridgetown Condominium Association and:

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Co-Owner's Name (please print)

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Co-Owner's Address

A. It is mutually agreed:

1. That the Co-Owner has the permission of the Association to make such modification as outlined in the attached description.
2. Only those modifications noted in the description will be permitted by the Association under this Agreement.
3. Upon Post-Project Inspection, if the Modification is different than the Pre-Project Approval, the Co-Owner will be ask to correct modification or Association will have it removed at the Co-Owners expense.

B. The Co-Owner Agrees:

1. The expense of performing said Modifications will be borne entirely by the Co-Owner.
2. The maintenance, upkeep, repair and replacement of said Modification is the responsibility of the Co-Owner in accordance with the Condominium Documents and current Rules and Regulations adopted by the Board of Directors.
3. In the event that the Association finds maintenance, upkeep, repair and replacement of Modifications are lacking, the Association may perform such maintenance at the Co-Owners expense. No such expense will be incurred by the Co-Owner without allowing the Co-Owner a specified period of time to perform the maintenance first.

- 4. In the event the Unit to which said Modifications are made is sold, the current Co-Owner is required to notify the new Co-Owner of the existence of this approved Modification Agreement, and that any new Co-Owner assumes responsibility for maintenance, upkeep, repair and replacement of the approved Modification.
- 5. In the event that the Modification is damaged due to repair, replacement or removal of a common element (including, but not limited to, foundations, utility lines, pipes or wires, sump pumps), maintenance, upkeep, repair and replacement of the Modification will be performed by the Co-Owner, or shall be done at the expense of the Co-Owner.
- 6. This Modification constitutes an “improvement” to the existing structure, and the Co-Owner is solely responsible for insuring the Modification against all perils. The Association assumes no liability for maintenance, upkeep, repair or replacement or insurance of the Modification, including damage to the improvement/modification due to the failure of a common element or other item for which the Association is insured.

THE ATTACHED DESCRIPTION OF MODIFICATIONS IS MADE PART OF THIS AGREEMENT.

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Co-Owner Signature Date

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Bridgetown Board Member Signature Date

**BRIDGETOWN CONDOMINIUM ASSOCIATION  
REQUEST FOR MODIFICATION**

Architectural Modification \_\_\_\_\_ Landscape Modification \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address:  
\_\_\_\_\_

Brief Description of Modification: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Neighbor Approval:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

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PRE-PROJECT APPROVAL

Approved by Bridgetown Board: \_\_\_\_\_  
Signature, Title and Date

POST-PROJECT APPROVAL

Approved by Bridgetown Board: \_\_\_\_\_  
Signature, Title and Date

