

LANCASTER RULES	ACTION	REMARKS
<p>7) Unit owners and renters are not allowed to use Guest Parking spaces. The only exception is for short term (30 minutes or less) for loading/unloading, (e.g., groceries or beach items, etc.). BOD Rule January 2009</p>	<p>Warning Notice 6 hours to remove vehicle</p>	<p>3 warnings in 365 day period, automatic tow at owners expense</p>
<p>8) For floors 2-6, soundproofing/sound insulating membrane barrier MUST be installed when floor covering will consist of the following: tile, wood, linoleum or vinyl, or any floor covering which does not naturally reduce noise transference. Rule by BOD Inclusion Sheet in New Resident Orientation Interview.</p>	<p>\$100</p>	<p>Action may be undertaken to require removal and replacement of flooring</p>
<p>9) Air conditioning units MUST be maintained by residents. Pour 1 (one) cup of vinegar into condensate drain pipe followed by 1 (one) cup of warm/hot water each month. Rule BOD July 2018</p>	<p>Unit owner will be liable for damages</p>	<p>Lower unit owners affected may recover damages</p>
<p>10) No trucks which exceed half-ton rating or have dually type wheel configuration are permitted to park in any Lancaster parking areas. Truck may not exceed 232" in length. Rule BOD July 2018</p>	<p>Vehicle will be towed at owners expense</p>	
<p>11) Auxiliary parking spots 1-5, a privilege granted by Assoc., can be revoked by Assoc. for failure to pay assessments, fines, or violations of rules. Parking space must be occupied at least 15 days of every month in which resident user is present and occupying their unit. As there is a waiting list for these spots; there is a "use it or lose it" policy in place. It is permissible to leave auxiliary spot vacant during absences at other homesite. Rule BOD July 2018</p>	<p>Loss of use privilege</p>	<p>Pro-rated refund to offending resident. Parking spot to waiting list recipient.</p>

LANCASTER RULES	ACTION	REMARKS
12) Residents MAY NOT remove any BOD approved notices, advertisements, letters, announcements, notes, etc. from posting boards, elevator, or any other location.	\$100	Willful and deliberate, affects entire Assoc.
13) Any resident, their guest, or agent of resident who damages walkways, walls, railings, stairwells, etc. due to renovation, construction, or moving damages or who allows a breach of exterior building envelope by not sealing air conditioning condenser shrouds is in violation. Rule BOD 2018	Cost of repair	Repair within 30 days or have a contract in place for repair.
14) Residents or their guests may not alter, write upon, deface or otherwise apply marks onto items posted to Assoc. Notice locations for the purpose of advancing Assoc. business. This does NOT forbid members to sign up in the correct manner and at the proscribed areas of signup sheets. Rule BOD July 2018	\$50	Willful and deliberate, affects entire Assoc.
15) No smoking is allowed in common areas of the building per the Florida Clean Air Act of July 1, 2003. These areas include the lobby area, common halls and stairwells, laundry rooms, storage areas, and other non-private areas in and around the building. At this time, smoking is allowed in your own unit or outside in the farthest carport by Shore Blvd South. There is a place to dispose of your cigarette/cigar butts under the carport and there is bench near the street.	1st-oral 2nd-written subsequent \$50	\$50 fine per continuing violation

LANCASTER RULES	ACTION	REMARKS
16) ROBERTS RULES OF ORDER - All Lancaster meetings MUST be conducted in accordance with RRO by Blue Book requirement.	\$100	Willful and deliberate, affects entire Assoc.
1) <u>Floor</u> . Except during Open Forum (3 minute per member window), members may only speak if recognized and granted floor by Chair. Board members may direct questions or inquires to members to promote Agenda business if they so desire.		
2) <u>Dilatory</u> . Members questions or statements not germane or relevant to Agenda. Tends to delay proceedings.		
3) <u>Disruptive</u> . Goes against good order and impedes deliberation.		
4) <u>Name</u> . Speaker identifies by name and not in the abstract.		
5) <u>Affront</u> . Insult.		
B) DISRUPTIVE BEHAVIOR- Members do not have unlimited free speech rights, private associations (Lancaster Corp.), by statue, may impose limitations. These limitations mean members do not have the right to:		
<ul style="list-style-type: none"> 1) use profanity or make obscene gestures or remarks 2) verbally abuse or attack another member 3) attempt to intimidate, harass or threaten any member 4) promote actual violence or harm 5) use fighting words 6) defamation 		
<p>Free speech limitation- First amendment constitutional rights apply to governmental restrictions of free speech and do not apply to private property organizations; (Hudgens v. National Labor Relations Board (1976 424 U.S. 507). Rule BOD July 2018</p>		

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<p>17) Violation of obligation to preserve the peaceful and "quiet enjoyment" of Association Members property interest and behaving in such a manner as to be a "nuisance" to fellow Members; such violations to "good order" can be characterized, but not limited to the following:</p> <p>a) Denial of unfettered and peaceful use of common areas and services</p> <p>b) Disorderly conduct. Loud and public commentary which is disruptive, obscene, offensive or disturbing to other Association Members.</p> <p>c) Abusive, threatening or harassing behavior</p> <p>d) Behavior deemed obnoxious or contrary to the accepted standards of the community.</p> <p>Lancaster Blue Book and Rule BOD July 2018</p>	<p>\$100</p>	<p>Willful and deliberate, affects entire Assoc.</p>
<p>18) If unit owner is more than 90 days delinquent in paying Fine due the Association. Florida Statute 718.303</p>	<p>suspension of privileges</p>	
<p>19) No smoking on exterior walkways, stairwells, lobbies, etc., no cigarette/cigar burn markings on walkways etc.</p>	<p>1st Oral 2nd \$25</p>	<p>violator to pay for repairs</p>
<p>20) Only one car per unit is allowed in permanent Lancaster parking area. Use of Guest spots by residents is a violation of rule #7.</p>	<p>1st Oral 2nd \$25</p>	<p>Continuing violation may result in tow of vehicle at owners' expense</p>

LANCASTER RULES	ACTION	REMARKS
<p>21) Additional Rules which are sourced from Lancaster Blue Book and are included here to focus residents' attention and provide some enforcement and/or regulatory power to the board. Reprimand may be utilized or the following recommended Fines may be imposed.</p>		
<p>a) At least one resident in unit MUST be 55 years or older.</p>	\$50	notice, legal action for non-compliance
<p>b) No pet building. Disability Assistance Animals (DAA) and Emotional Support Assistance Animals (ESAA) are permitted with proper documentation/doctor evaluation; maintained in resident file.</p>	\$25	notice, legal action for non-compliance
<p>c) No motorcycles, trailers, boats, etc. in Lancaster parking areas. Only automobiles allowed.</p>	\$25	Tow at owners' expense
<p>d) Subletting of unit is NOT allowed</p>	\$50	Legal action of removal
<p>e) No clothes/towels allowed on railings</p>	\$25	
<p>f) Residents must be properly attired as described in Blue Book</p>	\$25	
<p>g) Laundry room hours as cited in Blue Book</p>	\$25	
<p>h) Residents may not prohibit entrance by Board/Officers of Corporation under emergency conditions described in Blue Book. Flooding, odors, noises or any condition which indicates threat to affected unit or proximate location.</p>	\$50	Continuing violation
<p>i) Residents MUST furnish any keys to unit entry doors (screen, front door, etc.) to Board of Directors for emergency and pest control purposes, etc.</p>	\$50	

ADDITIONAL INFORMATION:

Guests and agents of unit owner who violate Lancaster Rules do not render unit owner immune from penalties for violation of these rules.

Some rules may be fined on continuing day basis. The final fine total for this single violation may not exceed \$1000 in aggregate according to Florida 7018.303

Violation that is corrected and subsequently repeated by violator is considered a separate violation incident and is treated as such. For example, posting an unauthorized item to Assoc. property which is removed by BOD order. Reposting by violator is a separate violation.

The Board of Directors **MUST** conduct a review and finding on any complaint of violation proffered by oral or written notice by any Association member. Such complaint may bring with it protection of anonymity if desired by the complainant.

Any ratified fine will be due and "collectible" within 5 days or collection activities or legal action will be commenced.

It is critical that a list of Lancaster Rules be placed in New Resident Orientation Packet with signature acknowledgement that the resident has read, understands and agrees to comply.

**Owner's signature on signature sheet shows acknowledgement of having read,
understood and intention to comply**


AFFIDAVIT
BLUE BOOK

I, (we) have read and understand the Lancaster Building #210 Bluebook. I (we) are in agreement with the rules and regulations set out in the bluebook and agree to abide by them as residents of the Lancaster building.

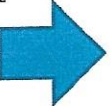
VOTING CERTIFICATE

Lancaster #210
Town Shores of Gulfport

INSTRUCTIONS

Enter Unit
Number Here 

Choose Owner
To be Voting
Member Here 

Date Document
Here 

ALL owners of
The Unit Must
Sign Here 

STATE OF: FLORIDA

COUNTY OF: PINELLAS

This certifies that the undersigned are the owners of record of a majority present vested interest in Unit #_____ at Town Shores of Gulfport #210, Inc.

We hereby designate _____ as the voting member of the Town Shores of Gulfport #210, Inc. Annual Member's meeting and he/she shall be the only person to represent all of the owners with the authority to cast binding votes or proxies on our behalf pursuant to the Bylaws of the Association.

Date: _____

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

UNIT OWNER UPDATE FORM
Lancaster Building #210

PLEASE PRINT

Date: _____ New Owner: _____ Current Owner: _____

If New Owner, Closing Date: _____

Unit # _____ Parking Space # _____

Name: _____ Date of Birth: _____

Name: _____ Date of Birth: _____

Local Address: _____

Local Telephone: _____ Email: _____

Local Telephone: _____ Email: _____

Away Address: _____

Away Telephone: _____

EMERGENCY CONTACT INFORMATION

Name: _____ Relationship: _____

Address: _____

Telephone _____ Email: _____

GENERAL INFORMATION & GUIDELINES FOR NEW OWNERS /RESIDENTS

NEWSPAPERS, ALUMINUM, PLASTICS should be placed in the receptacles provided for that purpose in the trash room on the first floor. **DO NOT OVERFILL TRASH BARRELS**, trash should be kept low enough in the barrel for the lid to close completely. If the barrel closest to the door is filled, please walk in and use another barrel. Cardboard boxes are to be broken down into a size that will lay flat on the shelf above the garbage bins. Items too large to fit in the bins should be taken to the barrels near the stockade, there is a \$10 charge from the Master's office.

If these practices are followed, the trash room will always present a respectable appearance so as not to be offensive to others.

Trash is picked up by the city of Gulfport on non-holiday Mondays and Fridays; recycle barrels are pick up on Wednesdays.

If you have an accident that causes a spill on the walkways or elevator, **PLEASE** be responsible and clean it up. We do not have a full-time janitor available for this purpose. Residents and visitors should not expect someone else to clean up their messes. Cooperation and consideration for others is a necessary ingredient in Condominium living.

PLEASE DO NOT FEED THE BIRDS! TO DO SO CAUSES SERIOUS SANITARY PROBLEMS WE MUST AVOID. THERE IS A \$300.00 CLEAN UP FEE FOR VIOLATING THIS RULE.

LAUNDRY ROOMS

There are two laundry rooms, each having 4 washers and two dryers. No owner or tenant may use more than 2 washers and 1 dryer at the same time.

Washers must not be used for rugs or otherwise overloaded.

The machine should be left clean for the next user.

Do not use bent or foreign coins as they will jam the coin slots. The cost to have them removed is \$90.00.

The second-floor laundry is for use by residents on floors 1-3 and the fifth-floor laundry is for use by residents on floors 4-6.

STORAGE

Each condo has been assigned a designated space in one of the storage rooms. Each space is identified by the condo unit number at the top of the storage space. For owners who requested it, doors to the units, which can be locked, have been installed by the Association at the owner's expense. Since the Common Elements are involved, any changes or additions by individuals are not permitted. Storage is at owner's risk; storage of valuable items is not recommended; boxes should be sealed and show the owner's name and unit number, especially in storage areas without locked doors. Flammable materials such as paint and paint products, etc. cannot be stored in the storage rooms. Periodic inspections are made by the FIRE MARSHAL and storage of such items could result in citations being issued against the Condominium. Storage units need 6-10 inches of free space at the top for ventilation.

BUG TREATMENT

The "Bug Man" sprays each condo once every three months on the second Friday in January, April, July, and September. Residents should be at home, if you are not home, your unit will be accessed by the Board of Directors to allow the Bug Man to spray. Notices will be posted on the bulletin board in advance.

15 MINUTE PARKING SPACE

Please observe the time limit. These spaces are provided for in and out stops only. They should not be tied up for longer periods by residents.

OBLIGATION OF THE SELLER

It is the obligation of the seller to provide the buyer with the following:

- Two Owner tags, currently Red

- Two Guest tag, currently Yellow

 - These tags are required for use of the recreational facilities. Tags may be replaced for a fee, at the club house office.

- Condominium Documents aka Blue Book

- Declaration of Condominium By-Laws

- Amendments to these Documents on a current basis

- Replacement cost of the Blue Book is \$25.00

- Key to the laundry/storage rooms

- 2 keys to the mail box assigned to the condo unit

- The assigned parking space number for the unit being sold

Lancaster #210
 5925 Shore Blvd S
 Gulfport, FL 33707

Name 1: _____

Name 2: _____

Unit: _____

Personal Information Consent Form

In order to provide effective service, the Lancaster Board of Directors (BOD) needs to keep record of some personal information. All personal information is treated as private and confidential by the BOD and is recorded in a database and/or paper files.

Please provide information below, if you consent:

Email address 1 (enter email in ALL CAPITAL LETTERS please):

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Email address 2 (enter email in ALL CAPITAL LETTERS please):

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Phone Number 1

Comment

Phone Number 2

Comment

Emergency Contact Phone 1

Name and relation

Emergency Contact Phone 2

Name and relation

Consent to spraying unit for bugs? Yes: _____ No: _____

I the undersigned, have read and understood the information above:

Signature 1

Date

Signature 2

Date

Parking Orientation

Unit: _____

Name(s): _____

Parking spot number: _____

License plate # _____

State _____

Alternative license plate #

State _____

Only one parking space per unit; that means **one** car per unit

- owners may **NOT** park in visitor spaces

Overnight guests must display the paper parking permit on their dashboard.

FIRE NOTIFIER/SMOKE ALARM

Dear Lancaster Residents,

The following information is very important and we ask that you read it and keep it in your file.

It is important that you DO NOT REMOVE/UNPLUG OR TURN OFF THE NOTIFIER in your unit. If you do, it will cause the system to set off an alarm (beeping) in the lobby. If this occurs, we must call for service from the company to come out to reset the system. There is a rather expensive charge for this, which, if caused by a resident removing or unplugging or turning off the unit (loss of electricity in the unit). In either case, the main system will inform us which unit caused the problem and the service call will be billed to the unit owner.

If the smoke alarm goes off, the light will blink. When this happens, you can push the reset button on the smoke detector or you could turn the circuit breaker to the furnace off and on again to stop the blinking light.

If we take these steps to avoid costly unnecessary service calls, it will save us all money.

Sincerely,

President

Lancaster House of Town Shores #210

5925 Shore Blvd. S.

Gulfport, FL 33707

POINTS TO PONDER

Each and every unit has a “notifier” installed per order of the City of Gulfport Fire Marshall. NEVER unplug or remove your notifier or an alarm will start beeping and it will cost you in excess of \$230 weekdays or \$400 weekends, to have CSS come out to reset the system. If you intend to turn off your electricity, please notify a member of the Board of Directors. He/she will know what to do so that you can turn off your electricity without incident.

You will also want to advise any of your friends or relatives staying in your home NOT to touch or unplug the notifier.

When you have relatives or friends stay in your condo unit during your absence, please give written notice of their names to a Board Member per files documents in OR Book 6622, page 1748, Article X,R. “Owners ... must inform the Association in writing of the names(s) of any guest authorized to use their unit during their absence.”

Respectfully,
Your Board of Directors

QUESTIONS ABOUT DRAIN PROBLEMS

Drain Clogged?

A recurring and costly problem in condo high-rises is that residents pour cooking oil, grease, hair or food and even kitty litter down the drains or even toilets; also, do not allow workers to throw tile grout or other debris down toilets or drains. Not only will the kitchen and bathroom drains clog but this may also cause a back-up in other residents' kitchens/bathrooms.

This situation frequently damages condominium units and plumbers have to be called and may have to spend hours flushing stacks (pipes). This constitutes an expensive situation and may contribute to a rise in fees.

Managers post notices explaining how to dispose of cooking oil and grease. Such notices are required to remind residents to prevent clogs and to remind them that cooking oil, kitty litter and other debris thrown down the sink or toilets end up being costly in terms of repair.

Please let grease stand and solidify in pots then wrap this solid in a paper towel and throw it in the trash. In pans, sponge off cooking oil and grease with paper towels and throw it in the trash.

Kitty litter should never be flushed down the toilet or down the sink. It will solidify into something looking like cement and adhere to pipes. This can be catastrophic as pipes may need to be replaced with a lot of wall and ceiling destruction.

Recipe for Drain Maintenance

It's helpful, at least once a month, to pour the following environment-friendly mixture down the drain to prevent clogging:

Pour one cup of baking soda down the drain. Then pour one cup of vinegar, preferably hot (microwave it). Wait about 5 minutes. It will produce a small 'volcanic' sizzle. Then add 4 cups of boiling water. This can be repeated.

If this does not work because of stubborn clogging then before going to bed, mix one cup of baking soda with one quart cup of salt, and pour it down the drain. Then add one cup of boiling water, this mixture should do its work during the night. The next morning, flush out the drain with hot water from the tap for about 20 seconds.

Drain Backed Up?

Is this your problem or that of the condo?

If the drain backs up when you are not using the sink, call a member from the Board of Directors.

If the drain backs up when you are using the sink, that's probably your own personal problem and responsibility. First, try the 'recipe' in the previous section above, then, try a plunger. If none of this works, a plumber may be needed and you will have to pay the plumber directly for this service.

CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

FPAT File #
MIT2115716


CERTIFICATION

I certify that I hold an active license as a: (CHECK ONE OF THE FOLLOWING)

- General or building contractor licensed under Section 469.111, Florida Statutes.
- Building code inspector certified under Section 468.607, Florida Statutes.
- Professional architect licensed under Section 481.213, Florida Statutes.
- Professional engineer licensed under Section 471.015, Florida Statutes.

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

Name of Company: Relien Property Assessment Team Phone: (866)-568-7853
 Name of Inspector: John Felten License Type: CBC License #: CBC1255904
 Inspection Date: 3/15/2021
 Signature:  Date: 3/15/2021
 Applicant's Signature: _____ Date: _____

*Applicant/Insured's signature must be from the Board President and another member of the board for condos and homeowner's associations or an officer of the named insured for all other business entities.

*Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.²

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.

MIT-BT II & III (6/1/18)

CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

FPAT File #
MIT2115716

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION		
PREMISES #:	1	SUBJECT OF INSURANCE: Town Shores of Gulfport, No. 210 - Lancaster
BUILDING #:	1	STREET ADDRESS: 5925 Shore Blvd S, Units 191-615, Gulfport, FL 33707
# STORIES:	6	BLDG DESCRIPTION: 6-Story Residential Condominium Building
BUILDING TYPE:	<input type="checkbox"/> II (4 to 6 stories) <input type="checkbox"/> III (7 or more stories)	
		POLICY #:

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): Exposure C or Exposure B

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan. 1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): ≥100 or ≥110 or ≥120

Certification of Wind Design is required when the building is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan. 1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): ≥100 or ≥110 or ≥120

Certification for the purpose of establishing the basic **WIND SPEED** or **WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

1. Roof Coverings

Roof Covering Material: Built-up Date of Installation: Unknown

Level A (Non FBC Equivalent) -- Type II or III
 One or more roof coverings that do not meet the FBC Equivalent definition below.

Level B (FBC Equivalent) -- Type II or III

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no dip/lead systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.

MIT-BT II & III (6/1/19)

CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

FPAT File #
MIT2115716

2. **Roof Deck Attachment** No Attic Access

Level A – Wood or Other Deck Type II only
Roof deck composed of sheets of structural panels (plywood or OSB).
Or
Architectural (non-structural) metal panels that require a solid decking to support weight and loads.
Or
Other roof decks that do not meet Levels B or C below.

Level B – Metal Deck Type II or III
Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

Level C – Reinforced Concrete Roof Deck Type, II or III
A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3. **Secondary Water Resistance** None

Underlayment
A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

Foamed Adhesive
A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4. **Opening Protection** None or Some

Class A (Hurricane Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:

- SSTD12;
- ASTM E 1886 and ASTM E 1996;
- Miami-Dade PA 201, 202, and 203;
- Florida Building Code TAS 201, 202 and 203.

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

Class B (Basic Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:

- ASTM E 1886 and ASTM E 1996

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.



Alarm System Monitoring Certificate

Issue Date: May 10, 2022
 Certificate Number: 20220510-900939503
 In Service Date: 12/15/2021 11:41:00 PM

Alarm Owner information

TOWN SHORES
 5925 SHORE BLVD S
 LANCASTER BUILDING-FIRE ACCT
 GULFPORT, FL 33707
 (727) 260-3803

Installation Company Information

CRITICAL SYSTEM SOLUTIONS
 2830 SCHERER DRIVE N
 SUITE 300
 ST PETERSBURG, FL 33716
 (727) 209-5122

To Whom it May Concern:

As of the "In Service Date" listed above the Central Station is monitoring the following conditions at the premises described under "Alarm Owner Information" on this certificate:

Burglary
 Panic/Hold Up
 Temperature
 Carbon Monoxide
 Fire
 Medical/Emergency
 Water Detection
 Other: _____

The alarm monitoring service provided may entitle you to a discount on your home owner's insurance. Send this certificate to your insurance company for the appropriate premium discount.

Security Monitoring Services, Inc. d/b/a Criticom Monitoring Services has been inspected and listed with Underwriters Laboratories, inc. as a UL listed Central Station. Our Underwriter's Laboratories identification numbers are:

Cypress, CA S3072-2 UUFK Longwood, FL S2630-1 UUFK Manasquan, NJ S3072-3 UUFK

Security Monitoring Services, Inc. d/b/a Criticom Monitoring Services License Numbers:

AL 604, 1074, 837; AR F 02-044; CA ACO 6098; FL EFC000694; IL 127-001359; MD 107-907; OK 1651; TN 558, 1419, 1420, 1421; TX ACR-2860, B-09792; VA 11-2554; WA 602-812-155.



ASSURANT®

**American Bankers Insurance Company of Florida
Scottsdale, AZ**

Revised Flood Insurance Policy Declarations

This Declarations Page is part of your Policy.

Policy Term: 02/01/2023 (12:01 a.m.) to 02/01/2024 (12:01 a.m.)

Endorsement Effective Date: 02/01/2023 (12:01 a.m.)

NAIC: 10111

Policy Number: 2557010221

First Mortgagee / Lender Name:

Named Insured and Mailing Address:

TOWN SHORES OF GULFPORT #210
3210 59TH ST S
GULFPORT, FL 33707-5942

Loan Number:

Producer Number: 67540-00553-000

Second Mortgagee / Lender Name:

Premium Payor: INSURED

Property Location:

5925 SHORE BLVD S
GULFPORT, FL 33707-5903

Loan Number:

Other / Loss Payee:

For Service Please Contact:

MCGRIFF INSURANCE SERVICES INC
12485 28TH ST N FL 2ND
SAINT PETERSBURG, FL 33716-1825
727-327-7070

Loan Number:

LOCATION AND PROPERTY INFORMATION

Date of Construction: 01/01/1978
Building Occupancy: Residential Condo Building
Method Used to Determine First Floor Height: Elevation Certificate
Building Description: Entire Residential Condo Building
Property Description: SLAB ON GRADE, THREE OR MORE FLOORS

Number Of Units: 84
Primary Residence: No
Prior NFIP Claims: 0 claim(s)
First Floor Height: 7.00 ft
Replacement Cost: \$ 14,592,000

Your property's NFIP flood claims history can affect your premium.

COVERAGE AND PREMIUM INFORMATION

Rate Category: FEMA Rating Engine

Coverage Type	Coverage Limit	Deductible	Premium
Building	\$ 14,592,000	\$ 5,000	\$ 87,053.00
Contents	\$ 0	\$ 0	\$ 0.00
Increased Cost of Compliance:			\$ 75.00
Community Rating System Discount:			\$ -17,387.00
Full Risk Premium Excluding Fees and Surcharges:			\$ 69,741.00

STATUTORY DISCOUNTS

Annual Increase Cap Discount: \$ -55,361.00
Discounted Premium: \$ 14,380.00

FEES AND SURCHARGES

Reserve Fund Assessment: \$ 2,588.00
Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) Surcharge: \$ 250.00
Federal Policy Fee: \$ 1,780.00

TOTAL REVISED ANNUAL PREMIUM, DISCOUNTS, FEES AND SURCHARGES \$ 18,998.00

Coverage limitations may apply. See your NFIP RCBAP Form for details.
Refer to www.FloodSmart.gov/floodcosts for more information about flood risk and policy rating.

NFIP POLICY NUMBER: 5701022102