



Cypress Bend Condo I

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ATTENTION: OWNERS

By copy of this letter please be reminded that owners are responsible for damages to their own patios if those patios have any floor coverings on them other than the concrete paint that is specifically recommended for this use. Owners are also responsible for any damage that may occur to their own patio if that patio is enclosed.

Enclosed patios, as well as patios with carpet and/or tile should be included on the individual owner's homeowner's insurance policy.

It has long been the Association's policy that owners whose patios are enclosed are no longer considered a "common element" and are the sole responsibility of the homeowner.

Further, concrete & rebar that are subject to moisture will disintegrate. Patios that have carpeting and/or tile will hold moisture in, and this will cause the concrete to crumble and the rebar to rot away.

Many years ago, Cypress Bend Condominium One Association advised all owners that they were to have nothing on the patio floors except for the recommended concrete paint. Everyone was advised to remove all carpeting and/or tile from their patios and from that time on, any owner who did not would be responsible for any concrete damage.

It has come to our attention that there are still some owners in Condo One that have carpet and/or tile on their patios. **Therefore, from this date forward, the rule will be strictly enforced that if there is damage to a patio, and that patio has carpet or tile installed, or if the patio is enclosed, the owner will be responsible for bearing the cost of any repairs.**

If you need advice as to what kind of paint is allowed, please contact the management office.

Sincerely,
Board of Directors
Cypress Bend Condominium One Association