

WATERFORD POINT CONDOMINIUM APARTMENTS, INC.
801 S. FEDERAL HIGHWAY
POMPANO BEACH, FL 33062-6741

Date: _____, 2011

Dear Unit Owners:

We are writing to you on a very important subject. As you may know, we are installing a new Fire Alarm System in the Condominium Building. The Office manager will need to have a key to every unit in the building so the System can be installed.

If you have not provided a key to the Association at the time of the installation, a locksmith will change the locks to gain access to your unit. Should that occur, you will need to come to the office to obtain the new keys and pay the cost of the locksmith.

Following the installation of the new System, the Fire Marshall will have to have access to every unit, to verify that the System is working. If the key to your unit does not work at that time, the locksmith will be called.

There have been some owners who have changed their unit door locks or otherwise indicated they do not want to provide that access. We have checked with the Association's Attorney, to find out what the Law requires. She provided the following information:

1. Section 718.111(5), Florida Statutes, provides as follows:

RIGHT OF ACCESS TO UNITS. The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.

Under the Law, although each unit is a private home, the Association's right of access takes precedence over any individual unit owner rights. Owners do not have the ability to restrict or deny access to their units, or to require that the Association take extraordinary action or incur expense to arrange access to the units.

2. The Association Rules and Regulations, provide the following:

Keys and Locks:

8. The association may retain a pass key to the premises. No Apartment Owner shall alter any lock or install and new lock or a knocker on any door of the premises without the written consent of the Association or the Association's Agent. In case

such consent is given, the Apartment Owner shall provide the Association with an additional key for the use of the Associations pursuant to its right of access to the demised premises.

3. In Florida, the individual Fire Marshalls are given “police powers” to protect the health, safety and welfare of the residents. These powers include the right of access to every home to verify compliance with the Fire Code.

The Fire Marshall’s Office indicated that they have to have access to all units in the same site visit. If they cannot get into a unit, they have told us they will pull off the job, and charge a re-inspection fee to return. And, potentially, they could cite us for violating the Fire Code and shut down the entire Condominium building. Should there be any problem getting in to a particular unit which results in the delay and the charge of the additional fee, the Association will charge that fee and any fines to the owner in question, as well as the locksmith’s charges.

This is a very important project. Please deliver the key to your unit to the Office Manager no later than _____, 2011. The keys will be secured and will only be used for the installation of the System and the Fire Marshall’s inspection.

If you have any questions, please contact _____, at 954-_____. Your cooperation will be appreciated.

Sincerely,
The Board of Directors