

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
Tuesday, May 20, 2025

MEMBERS PRESENT:

Jim Kurtz, Bldg. 1
Bill Cloud, Bldg. 2 (zoom)
Marge Drury, Bldg. 3
Rick Cass, Bldg. 4
Janet Campbell, Bldg. 5
Renee Drentkiewicz, Bldg. 6
Bob Maughan, Bldg. 7
Martha Gorton, Bldg. 8
Donna Sikora, Bldg. 9
Jan Barnes, Bldg. 10
Deborah Pavlic, Bldg. 11 (zoom)
Dan DeHaven, Bldg. 12
Joe Endress, Homes 1
John Calabro, Homes 2
Suzie Heimburger, Homes 3

OTHERS:

Bonnie Guenther, Manager
Others in attendance (see attached)

Zoom attendees:

Lynne Harris
Doug Rose
Margaret Dombkoski
David Sherlock
Cathy Schappert
Gail and John Mitchell
Anne and Ralph Allbee
Patricia Kelvasa
Gigi Croom

The Board of Directors' meeting with Zoom was called to order at 9:30 am after the Pledge of Allegiance. There was a quorum noted, and a motion was made by Joe Endress to approve the minutes of the Board meeting of April 15, 2025. The motion was seconded by Martha Gorton and the vote passed.

Committee Reports:

Architectural Review Committee — Bonnie Guenther (See attached)
Events Committee — Patti Cobb (See attached)

Rick Cass made a motion to approve the four (4) events presented for next year, 2026. John Calabro seconded. Motion passed unanimously.

On behalf of the Events Committee, Patti Cobb presented some possible suggestions and discussions by the BOD followed:

1. Blue tooth speakers: They could be mounted outside by the Clubhouse pool. Bonnie responded that after research, the Event Committee should submit a proposal for the speakers.
2. Tiki Bar: It would be built by the committee, and storage options were discussed. Renee responded by asking for a report with dimensions and the Board will revisit it.
3. Alternative entrance to the Clubhouse: The suggestion was to make a walkway from the library exit to the street for easier access to events. Renee stated that we have a handicap entrance and advised that people should use the existing handicapped entrance for their safety.
4. Budget responsibilities: Renee replied that after the committee submits the bid costs for their suggested ideas, that then they will be reviewed and discussed in the future.

Treasurer's Report: Joe Endress — (See attached)

Manager's Report: Bonnie Guenther —(See attached)

Suzie Heimbürger asked if the houses water meters will be replaced. Bonnie responded by saying she will start with the Condos because they have the largest meters. After that, if necessary, then the meters in the common areas and homes will be addressed.

Old Business:

1. Blue Stream Contract — Renee Drentkiewicz

Joe Endress made a motion to add the Blue Stream contract to our official records. Seconded by Martha Gorton. Vote passed unanimously.

2. Truck Rules — Renee Drentkiewicz (See attached)

Renee reminded us that the proposed truck rules were reviewed by our attorney. She made a point that these are CHA rules and that each Condo can make them more restrictive. In addition, the attorney suggested that we look at #5 and remove #10. The Executive Committee reviewed them last week and made the recommendation to remove the second sentence in #5 and all of #10.

Rick Cass moved to accept the changes presented. Joe Endress seconded. 14 voted yes, and one (1) voted no (Suzie Heimbürger, homes). Motion passed.

A discussion ensued about the vote timing of the truck rules. Jim Kurtz made a motion to move the community membership truck vote to the annual meeting in December. John Calabro seconded. 13 yeses, 2 nos. (Donna Sikora, 9-107, Suzie Heimbürger, homes). Motion passed.

New Business:

1. CHA Colorbook — Renee Drentkiewicz

Renee reminded the Board that the Colorbook is on our website conquistadorliving.com. It includes all colors, color pallet, committee members, and which colors go where on the buildings. All questions regarding the color palette should be addressed to any of the members.

Suzie Heimbürger shared that a document was created that shows exactly where the colors go on the buildings (the specs). It includes a photograph as well. They should be used together for referencing. This is part of the Colorbook on the website.

Suzie also brought up a situation that Building 12 recently had their building painted, but they did not follow the color specs. The BOD discussed the options for enforcement.

Rick Cass made a motion to enforce the rule giving the building 90 days to comply with the adopted color palette. John Calabro seconded. 13 yeses, 2 nos (Rick Cass, 4-305 and Bob Maughan 7-204). Motion passed.

2. Bollard Lighting Project — Bonnie Guenther (See attached)

Suzie Heimburger thanked the lighting committee for considering enhancing the park across the street.

Joe Endress questioned the setback of the Bollard lighting in relation from the 25' from the center of the street and 10' over onto the grass. Joe then commented that this may not deter parking. Bonnie agreed and said that the easement is county land and we can't control the parking in that area.

Rick moved to approve the Bollard lighting project including the pink Muhy grass. Seconded by John Calabro. 14 yeses; 1 no (Janet Campbell, (5-103). Motion passed.

3. Violations — Bonnie Guenther—(See attached)

Bonnie recommends that the Board levy the fine of \$50 with 14 days to comply. It would then move to the fining committee. A brief discussion occurred.

John Calabro made a motion to move this violation to the fining committee. Joe Endress seconded. It passed unanimously.

Discussion Item:

- * Renee Drentkiewicz asked the Board to briefly discuss our summer schedule of meetings. After a brief discussion, it was unanimously agreed upon that we would skip June and August meetings, but meet in July 2025. If an emergency meeting is needed, a meeting can be called by the President.**

Comments on agenda items:

- * Donna Cass, (4-305): Donna questioned who took the picture of the motorcycle and did they trespass. Renee replied that it was taken from the street and no trespassing occurred.**
- * Pati Kelvasa, (7-303): Pati questioned when signing condo board minutes, why are we requiring two signatures (secretary and president). Pati shared that only the secretary's signature is required by the Florida Condo Act. Bonnie responded by saying she will check on this and if it is the case, she will remove that the President be obligated to sign.**
- * Doug Rose, (2-304): Doug wanted to know whose responsibility it would be if any damaged FPL lighting would need to be replaced. Renee replied that it would be FPL's responsibility for all maintenance as it is leased.**

There being no further business at this time, a motion was made by Rick Cass and seconded by Joe Endress to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 10:46 am.

Jan Barnes

Jan Barnes, Secretary

Renee Drentkiewicz

Renee Drentkiewicz, President

5/20/25 Board of Directors Meeting Sign In

[illegible]

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, May 20, 2025

9:30 A.M.

AGENDA

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF PREVIOUS MINUTES

COMMITTEE REPORTS: Architectural Review Committee – Bonnie Guenther
 Events Committee – Patti Cobb

TREASURERS REPORT

MANAGER'S REPORT

OLD BUSINESS:

Blue Stream Contract – Renee Drentkiewicz
Truck Rules – Renee Drentkiewicz

New BUSINESS:

CHA Colorbook – Renee Drentkiewicz
Bollard Lighting Project – Bonnie Guenther
Violations – Bonnie Guenther
Discussion Item:

COMMENTS on agenda items:

POSTED: 5/15/25

ZOOM LINK:

When: May 20, 2025 09:30 AM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/join/pem0QTf9Tk6OeSMHNmSHdg>

After registering, you will receive a confirmation email containing information about joining the meeting.

BOD 5/20/25

Architectural Review Applications

1. Bldg 9; Front door & trim painting; Recommended for approval by the Architectural Review Committee (ARC) on 4/16/25 and approved by the Board of Directors (BOD) on 4/17/25
2. 10-303 Magnussen; Window replacement; Recommended for approval by the Architectural Review Committee (ARC) on 4/17/25 and approved by the Board of Directors (BOD) on 4/22/25
3. 4-207 LoNigro/Molter; AC replacement; Recommended for approval by the Architectural Review Committee (ARC) on 4/25/25 and approved by the Board of Directors (BOD) on 4/25/25
4. Bldg 12; Exterior paint; Recommended for approval by the Architectural Review Committee (ARC) on 4/25/25 and approved by the Board of Directors (BOD) on 4/28/25
5. Lewis 1813 SE Granada Lane; Roof replacement; Recommended for approval by the Architectural Review Committee (ARC) on 4/29/25 and approved by the Board of Directors (BOD) on 4/29/25
6. Bldg 1; Front entrance painting; Recommended for approval by the Architectural Review Committee (ARC) on 5/6/25 and approved by the Board of Directors (BOD) on 5/6/25
7. Bldg 2; Front door replacement; Recommended for approval by the Architectural Review Committee (ARC) on 5/9/25 and approved by the Board of Directors (BOD) on 5/12/25
8. Bldg 1; Front entry walkway; Recommended for approval by the Architectural Review Committee (ARC) on 5/13/25 and approved by the Board of Directors (BOD) on 5/14/25
9. Sliman 1848 SE Coronado Lane; Exterior door and windows; Recommended for approval by the Architectural Review Committee (ARC) on 5/14/25 and approved by the Board of Directors (BOD) on 5/15/25
10. Warford 3230 SE Gran Via Way; Side door and windows; Recommended for approval by the Architectural Review Committee (ARC) on 5/15/25 and approved by the Board of Directors (BOD) on 5/15/25
11. 3-104 Tash; Lanai door replacement; Recommended for approval by the Architectural Review Committee (ARC) on 5/15/25 and approved by the Board of Directors (BOD) on 5/15/25

CONQUISTADOR EVENT COMMITTEE

MAY 20, 2025 BOARD OF DIRECTOR MEETING

At the open meeting on 4/14/25 ideas and dates for events, trips and speaker sessions were discussed. The events are as follows:

JANUARY 2026

Welcome Back Party – Date /Sponsor needed.	*
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FEBRUARY 2026

Superbowl Party	2/8/26	
Night at the Races	2/21/26	*
Arts & Craft Show	2/28/26	

March 2026

Murder Mystery	3/12/26	
Fashion Show	3/30/26	*

April 2026

End of Season Caribbean Theme	4/16/26	*
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New Committee Members:

Patti Cobb	845-489-8052
Julie Fall	603-781-1226
Faye Lizotte	954-812-6645
Laurie Thor	908-309-3548
Diane Encarnation – Treasurer	401-578-7494
Nancy Flynn - Correspondence Secretary	772-220-6865

* Main Event

**CONQUISTADOR HOMEOWNERS' ASSOCIATION
TREASURER'S REPORT
APRIL 2025**

FINANCIAL ANALYSIS:

Overall, April was an excellent month. We did, however, have some expenses that should be noted.

In General Common Areas, Other Expenses, we made the deposit for the Holiday Lighting. This amounted to \$2,887. The remainder is due at the end of the year. In Clubhouse, Other Expenses, the expense for the television in the Ballroom amounted to \$1,209. Additionally, we paid the deposit of \$1,700 for the work that needs to be done on the pavilion fence. In General Area, Legal Services, legal advice on the Chattel-Shipping letter and the pickup truck language amounted to \$1,471.

Other than those expenses, the month ended with a positive balance of \$3,875

CHECKING/RESERVE ACCOUNTS:

(BANK STATEMENT AS OF APRIL 30, 2025)

\$231,422.83	SouthState Bank Checking Account
\$495,072.95	SouthState Bank Money Market Account
<u>\$275,002.56</u>	Synovus Business CD
\$1,001,498.34	Total Checking/Reserve Accounts

WATER BILL/CONSUMPTION SUMMARY:

	CITY OF STUART	CONQUISTADOR	DIF	%
MAR/APR 2024	1,539,000	1,342,944	196,056	12.7
MAR/APR 2025	1,589,500	1,365,068	224,432	14.2

Manager's Report
Board of Directors Meeting
May 20, 2025

- The compressor was replaced on the north side Cardroom AC which is under a parts warranty. The maintenance AC was also serviced.
- The quarterly maintenance was done on the Fitness Room equipment.
- Two 6' composite benches have been ordered for the tennis court pavilion.
- A contract was signed with Sunshine Land Design to map and service all common area stormwater drains on property to ensure optimal drainage during rainy and hurricane seasons and make any needed drainage upgrades or repairs.
- I am bidding remote read water meters to: 1) Reduce lost revenue due to discrepancies between water/sewer billed to homes and condos and water/sewer billed to Conquistador by the City of Stuart; 2) Reduce labor costs involved with reading meters; 3) Increase accuracy of meter readings as old meters are not accurate; and 4) Monitor meters for signs of leaks on property. The replacement of these meters would begin with the largest meters and the oldest meters which are the 2" condo meters.
I have received two bids for both mechanical meters and ultrasonic meters which can be read remotely. I will be providing more information at our next BOD meeting.
- The initial documents have been sent to the accounting firm, Friedman, Feldmesser & Karpeles, CPA, who will be doing an audit for the tax year 2024. Renee Drentkiewicz signed the contract for the audit on 5/16. This will take several months to complete.
- The dock gate is still scheduled to be installed before summer.
- There is a road depression on Gran Via Way. Underground Construction is handling the repair. Thank you for your patience while the issue is addressed.
- **Condo Boards:** Please have vendors supply certificates of insurance including workers compensation and naming at least your building and Conquistador HOA, preferably Conquistador HOA and Condos I-XII, as additionally insured **before** the start of any work. Insurance should not be an afterthought. It is protection that is needed **before** a contractor steps onto property. Additionally, a vendor check will not be issued unless the proper insurance documents are on file. Also, do not listen to them if they say they have worked on property before, and that the office already has their information. **This is false. Treat them as a new vendor.** The documents needed can be provided by their insurance company very easily.
- **Condo Boards:** Make sure that you are supplying the office with copies of all meeting agendas and minutes. Make sure the minutes are signed by the bldg. president and secretary. I prefer they are sent as Word or pdf documents so they can easily be uploaded onto your condo webpage on Conquistadorliving.com.

CONFIDENTIAL

TELECOMMUNICATION SERVICES AGREEMENT
CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.

This **TELECOMMUNICATIONS SERVICES AGREEMENT** (hereinafter, referred to as the "Agreement") is made and entered into as of May 6, 2025 by and between the Parties, **CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.** (hereinafter, referred to as the "Association"), its successors and assigns, and **BLUE STREAM COMMUNICATIONS LLC** (hereinafter, referred to as "**BLUE STREAM**"), its successors and assigns.

WHEREAS, BLUE STREAM owns and operates telecommunications systems in Florida, and desires to provide Cable Television, High Speed Internet, Digital Phone and other telecommunications services to be provided in the future (hereinafter, collectively referred to as the "Services") to the units at the property, listed directly below, on a bulk rate basis and on a retail rate basis; and

WHEREAS, the Association was formed to manage and operate the common areas of Conquistador and provides various services to the **343 unit** community, located at 1800 Southeast Saint Lucie Boulevard, Stuart, FL 34996 (hereinafter referred to as the "Community"); and

WHEREAS, the Association is authorized to enter into this agreement affecting parcels and/or units located in Conquistador Condominium I Association, Inc., Conquistador Condominium II Association, Inc., Conquistador Condominium III Association, Inc., Conquistador Condominium IV Association, Inc., Conquistador Condominium V Association, Inc., Conquistador Condominium VI Association, Inc., Conquistador Condominium VII Association, Inc., Conquistador Condominium VIII Association, Inc., Conquistador Condominium IX Association, Inc., Conquistador Condominium X Association, Inc., Conquistador Condominium XI Association, Inc., Conquistador Condominium XII Association, Inc. (located as described in the Grant of Easement, attached hereto and incorporated herein as Exhibit A); and

WHEREAS, the Association is desirous of contracting with and receiving Services from BLUE STREAM for the residents of the Community and for the Community listed herein; and

THEREFORE, the Parties agree as follows:

1. RIGHT OF ACCESS/EASEMENT GRANTED TO BLUE STREAM

A. The Association hereby grants BLUE STREAM the right of access to, across, under and over the Community as necessary or desirable during normal business hours for the installation, operation, maintenance, repair, upgrade, sales, marketing and disconnection of a telecommunications system (hereinafter, referred to as the "System") within and for the residents of the Community. The System shall include, but is not limited to, fiber optic lines, including fiber-to-the-home wiring and connections consistent with prevalent industry standards and practices for installing fiber optic cabling to each unit and other internal wiring, amplifiers, converters, pedestals,

vaults, handholes and all other equipment necessary for the provision of the Services to the units within the Community. The Association shall provide BLUE STREAM with reasonable access to the Community in order for BLUE STREAM to conduct maintenance and/or emergency repairs in order to cure any type of Services outage experienced at the Community at any time necessary. BLUE STREAM's marketing privileges shall be as set forth in Section 10 of this Agreement.

B. A grant and conveyance by the Association to BLUE STREAM of an Easement has been memorialized in Exhibit A, attached hereto. This Agreement shall not be recorded in the Public Records of Martin County, Florida, but BLUE STREAM may record the Easement granted to it at its own expense.

2. OWNERSHIP OF THE SYSTEM BY BLUE STREAM

BLUE STREAM shall own, except as hereinafter provided, install, repair and maintain the System in good working condition at the Community at BLUE STREAM's own expense. The ownership of all parts of the System shall be and remain the personal property of BLUE STREAM throughout the Term of this Agreement and thereafter, except as set forth in this Section. Should this Agreement not be renewed after its expiration, BLUE STREAM shall continue to have full ownership of all portions of the System installed within the Community, with the exception of in-unit wiring. After the termination of this Agreement, BLUE STREAM may continue to utilize all portions of the System, including in-unit wiring, should any resident within the Community desire to continue to receive BLUE STREAM's Services on a retail basis. However, BLUE STREAM shall have six (6) months after it ceases to provide Services in the Community (irrespective of the expiration of any bulk agreement between the Association and BLUE STREAM) to remove the System from the Association's premises, after which time the System may be removed and disposed of by the Association without liability.

3. TERM

A. The Effective Date of this Agreement shall be the date at the top of this Agreement in order to allow BLUE STREAM to commence design, permitting and construction and installation of the System.

B. The Term of this Agreement shall be for **ten (10) years**, effective as of March 1, 2026, or the date that the System is activated and offering Bulk Services to all of the units of the Community, whichever is later (the "Activation Date"). Within ten (10) days after the Activation Date, BLUE STREAM shall provide a letter to the Association for recordkeeping purposes memorializing the Activation Date and providing notice of the date of the end of Term. This Agreement shall automatically renew for a period of one (1) year if neither Party provides notice of intent to not renew more than sixty (60) days before the end of the then current Term.

C. The Activation Date is based upon representations made by the Association and/or the Association's representatives that the Association's agreement with its current bulk telecommunications provider will terminate prior to the Activation Date. Should this turn out to be inaccurate, then, the Parties agree: (1) that the Association shall reimburse BLUE STREAM for any reasonable damages or additional costs incurred as a direct and proximate result of BLUE

STREAM's reliance on that inaccurate Activation Date; (2) BLUE STREAM and the Association shall negotiate in good faith to resolve any other issue(s) that may arise as a result of an inaccurate Activation Date; and (3) the Activation Date shall be delayed as necessary to accommodate the end of the term of any existing bulk telecommunications agreement.

D. In the event that BLUE STREAM has not completed the installation of the System, has not offered to install Services to each unit by the Activation Date and if the current bulk provider will not extend the existing bulk services on a month-to-month basis, then BLUE STREAM shall pay to the Association seventy-five dollars (\$75.00) per week until the Services are offered. However, should BLUE STREAM be delayed as the result of a *force majeure* event or actions caused by a third party, then: (i) the Activation Date shall be the date the System is activated and bulk Services are available to all units within the Community and (ii) BLUE STREAM shall not be subject to the above-stated liquidated damages.

4. INSTALLATION AND MAINTENANCE OF THE SYSTEM

BLUE STREAM agrees to provide all labor, materials and equipment needed to operate, design, install, upgrade, repair and/or maintain the System at the Community in accordance with the specifications set forth in Exhibit B, attached hereto.

5. CUSTOMER SERVICE COMMITMENTS

A. BLUE STREAM shall abide by the FCC Standard Rules pertaining to standard levels of service as set forth in U.S. Government Title 47 – Chapter 1, Subchapter C, Part 76, Subpart H, Section 76.309.

B. **Technical Quality of Services:** Video, Internet and Telephone Services signals will be utilized to provide Services to the residents of the Community. The signal quality, technical standards, and general operations associated with the Services must be consistent with industry standards customary in South Florida and must conform in all material respects to Applicable Laws, Society of Cable Telecommunications Engineers ("SCTE") standards, this Agreement, and other industry specifications and requirements in effect from time to time.

C. Additionally, BLUE STREAM shall adhere to the minimum service and performance levels set forth herein for the Term of this Agreement. The Association shall have a right to audit the performance of the System. The right to audit may be exercised up to once per six (6) month period, unless BLUE STREAM is found to be out of compliance with the service and performance levels; in that case, the audit may occur once every thirty (30) days until the minimum service and performance levels are achieved. The audit will be conducted via a service and performance level report that is generated using objectively verifiable testing standards and that shall be provided by BLUE STREAM to the Association within fifteen (15) days of a written request by the Association. Should BLUE STREAM be found to not meet these service levels and not correct the problem within thirty (30) days of notification of non-performance, then BLUE STREAM will be assessed liquidated damages equal to five percent (5%) of the monthly total cost of bulk Services, excluding taxes and government fees, for each month BLUE STREAM is out of compliance with the required

service levels. Any penalty will be paid to the Association as a direct payment and not as a bill credit.

1. Telephone Availability: BLUE STREAM shall maintain a local or toll-free telephone number, which will be available to its subscribers twenty-four (24) hours a day, seven (7) days a week, 365 days per year including holidays, with technical support available twenty-four (24) hours per day. In addition, under normal operating conditions, Average Speed to Answer ("ASA") shall be maintained at a threshold of one (1) minute or less at least 90% of the time to be measured over a thirty (30)-day period. This ASA shall exclude any *force majeure* events. BLUE STREAM's customer service representatives shall be U.S. based and shall be fluent in English.

2. Same Day Support: Under normal operating conditions, BLUE STREAM will offer in-home service calls for residents who have a Service interruption (e.g., Internet and/or video Services are completely unavailable) on the same day or next morning Monday through Saturday, excluding Sundays so long as they call by 2pm. "Normal operating conditions" exclude operations during *force majeure* events. Otherwise, residents will be provided service the next business day (Monday through Saturday) so long as the resident calls BLUE STREAM. BLUE STREAM shall cure Service issues reported by residents on the same or next business day at least 90% of the time when measured over any thirty (30) day period. However, should BLUE STREAM discover that the Service outage is Community or partial Community-wide, the in-home service call will be canceled and communicated to the resident(s).

3. Internet Availability and Throughput: Consistent with Section 6.B below, BLUE STREAM guarantees Internet service shall be available at least 97% of the time measured over any thirty (30) day period, at least 98% of the time when measured over any quarter and at least 99% of the time when measured over any year. The maximum level of throughput rate set forth in Section 6.B., at which the resident may send and receive data at any time and the maximum throughput rate generally will be sustained at least ninety percent (90%) but in no period fall below eighty percent (80%) of the "up to" speed at least ninety-five percent (95%) of the time when measured over any thirty (30)-day period. For example, if the "up to" speed is 200Mbps, the speed will be guaranteed to be at least 180Mbps. Speed will be measured using objectively verifiable testing standards from an appropriately equipped device, which is hardwired to the ONT via the Ethernet connection and that is testing speeds to the BLUE STREAM System. The through-put rate experienced by the units in the Community at any time will vary based on numerous factors, including without limitation, the condition of the resident's devices, computer configurations, Internet and BLUE STREAM's System congestion, time of day and the accessed website servers, among other factors.

4. Vidco Reliability: For Video Services, Service availability is calculated by dividing the difference of total number of seconds in each calendar quarter less the total number of seconds an Outage is uncured for Video Services at the Community by the total number of seconds in each calendar quarter and multiplying by 100. BLUE STREAM's Video Services will achieve at least 97% availability monthly, 98% availability quarterly and 99% availability annually.

5. Maintenance: BLUE STREAM may perform System maintenance that may disrupt Services during hours when it is expected that the least number of residents are using the Services, such as between 2am and 6am Mondays through Thursdays, and shall notify the Association (or its manager) in writing (including via email) at least twenty-four (24) hours in advance of any planned System maintenance that will disrupt Services.

6. BLUE STREAM shall provide the Association with the standard BLUE STREAM operations report on a quarterly basis that will include performance data on Internet

performance including up and down times, Video performance, ASA and top three (3) resolutions for in-home service visits. Upon the Association's request, and after fifteen (15) days, BLUE STREAM shall provide more frequent reports, but no more than once per month.

D. For any System-wide outage (all units within the Community) that lasts longer than twenty-four (24) hours, the Association will be provided with a credit equal to 1 day of billing for the Bulk Services at the then current rate. This credit excludes all force majeure events or any event that is outside of BLUE STREAM's control, such as an outage due to the Ethernet transport circuit. Credits will only be issued for full twenty-four (24) hour periods for the outage and will be issued as a payment to the Association from BLUE STREAM, not as a bill credit.

E. BLUE STREAM will provide an onsite service and support representative to the Community at no additional charge up to four (4) days per year at mutually agreed times and dates. The Association shall provide the representative with a location that is at least 10 feet by 10 feet to set up a temporary desk, which temporary desk shall be supplied by BLUE STREAM at BLUE STREAM's sole cost and expense. The location must also be in an air-conditioned space and have access to a 120-volt AC outlet to power a computer and demonstration of Services. The representative will assist residents with questions about their Services or billing as well as schedule in-unit service appointments.

F. If at any point during the Term of this Agreement, a service or technology is no longer commercially available or if the equipment to support such technology that would integrate into BLUE STREAM's system is no longer be commercially available, BLUE STREAM shall notify the Association and offer commercially available similar Services, if possible. If substantially similar services cannot be offered, the Parties shall have a meeting similar to one set forth in Section 6.F. to discuss those Services available and/or a proportionate reduction in the rate. Thereafter, should the Association determine that BLUE STREAM has materially breached the Agreement, it may terminate this Agreement for cause in accordance with the processes set forth in Section 15.

G. Should a resident of the Community make a verbal or written threat of physical violence or physical attack of violence against a BLUE STREAM employee or contractor, then BLUE STREAM shall not be responsible to provide any Services to that resident or unit. Moreover, BLUE STREAM reserves the right to contact law enforcement and make a report as to the incident and the person who caused the incident.

6. BULK SERVICES AND RATE

A. BLUE STREAM will provide Cable Television Services to each unit within the Community, which shall include:

1. Digital Core, *see* Exhibit C, attached hereto;
2. Two (2) TiVo set-top-boxes per unit;
3. Network DVR with storage for up to 100 hours of recording per unit;
4. ONT to support Services; and
5. HD Service.

B. BLUE STREAM shall provide Internet Service of up to 1Gig symmetrical internet (meaning both download and upload data speeds of up to 1Gig), a Wireless ONT and up to two (2) or more Internet Wi-Fi pods per unit such that all areas within the air conditioned portion of the home can at least stream a 4k video stream or faster. BLUE STREAM will increase the Internet Service speed shown immediately above by 100Mbps symmetrical on the second, fourth, sixth and eighth anniversaries of the Activation Date.

C. **Bulk Rate**

1. BLUE STREAM will provide a bulk rate to the Association for the Services set forth in Section 6.A. and B. one month after activation of said bulk Services and the offering of same to all residents at a rate of **\$68.95** per unit per month inclusive of all surcharges (exclusive of all applicable governmental taxes and fees), whether or not one hundred percent (100%) of the residents are actually receiving said Services.

2. BLUE STREAM may increase the monthly bulk rate for the Services commencing on each anniversary of the Activation Date, but never more than once in any calendar year, and by no more than Three and one half percent (3.5%) per calendar year after providing the Association with at least thirty (30) days' written notice and setting forth the amount and effective date of the increase.

3. BLUE STREAM shall invoice the Association for all bulk Services set forth in this Section currently being offered to all **343** units within the Community on a monthly basis, at the beginning of or prior to each month for Services to be provided during that month. The Association shall pay such invoices within thirty (30) days of the date of the invoice. The Association will be responsible for the billing and collection of fees for all bulk Services from the unit owners within the Community. The Association shall not be responsible for the billing and collection of fees for any retail services subscribed to and received by unit owners and/or residents within the Community other than those Services set forth in Section 6.A. and B. above.

4. **Late Payment:** All amounts not paid when due will incur a late fee computed at the rate of 1.5% per month (18% per annum) or the lesser maximum rate permissible by law until the unpaid amounts are paid in full.

D. **Video Services Removal.** Any time after two (2) years from the Activation Date, the Association may request to remove the Cable Television Services selected in Section 6.A. with sixty (60) days' written notice. If the Association exercises this option, the rate charged for bulk Services at that time will be reduced per unit per month as set forth below and the annual rate increases shall be reduced to two percent (2%) thereafter through the term of the Agreement. The annual rate increase reduction will only occur if the Association elects to remove Cable Television Services.

\$20 Reduction per unit per month effective in years 3-5

\$30 Reduction per unit per month effective in years 6-7

\$40 Reduction per unit per month effective in years 8-10

E. **Product Preservation:** If the Cable Television Services are removed (see Section 6.D., directly above), the Association agrees that it will **not** enter into a bulk video agreement with another provider having a term that begins prior to termination of this Agreement.

F. **Technology Review Meeting:** Following the fourth anniversary of the Activation Date, the Association's President or other authorized representative(s) may request and obtain an in-person meeting with BLUE STREAM to negotiate in good faith over any technological or infrastructure upgrades or other System improvements which may be offered or may be available at the time of the meeting.

7. ADDITIONAL SERVICES FOR UNITS

Each unit owner or resident within the Community shall be able to subscribe to BLUE STREAM's Additional Services as outlined below. Any price listed below is exclusive of all applicable fees, equipment, and taxes and is subject to change, unless otherwise noted. BLUE STREAM will individually bill any unit owner or resident who subscribes to and receives any of the Additional Services set forth above. The Association shall not be liable for payment for any Additional Services subscribed to directly by an individual unit owner or resident.

A. **Blue Stream Digital Phone Service ("Phone Service"):** \$19.95/month plus taxes consists of unlimited local and long-distance service (to areas including U.S., Puerto Rico, Guam, Canada and the U.S. Virgin Islands) and up to twenty-nine (29) calling features as shown on BLUE STREAM's website. This price of \$19.95/month is locked-in for the Term of this Agreement, unless BLUE STREAM incurs costs for this Service that increase by more than five percent (5%).

B. Unit Owners and residents may also subscribe to the Additional Services that are subject to change and may be dependent upon purchasing underlying Services (e.g., premium channels require a set-top-box to be viewed on a television set). If a resident wants to receive other than basic channels on other television sets, he or she must purchase a set-top-box for each television subject to retail pricing as of the time of subscribing to said Additional Service(s).

8. SERVICES PROVIDED TO THE COMMUNITY

BLUE STREAM shall provide the following Services to the Community at no additional charge to the Association or the unit owners of the Community:

A. Cable Television Services for the following three (3) courtesy video accounts: Card Room, Fitness Room and Ballroom. The Association acknowledges and agrees that it is prohibited by federal copyright law and BLUE STREAM's agreements with its programming providers from ordering, purchasing or exhibiting premium services or pay-per-view programming on the courtesy outlets in the common areas of the Community.

B. Fiber optic Internet Service of up to 1Gig symmetrical internet capable of delivering Wi-Fi internet to the following courtesy locations: Library, Card Room, Fitness Room, Foyer, Office, Ballroom, Outside Pool, Pool #2, Pool #3, Guard Shack, Dock and Maintenance Building.

C. **Insertion of a Community Channels.** BLUE STREAM shall provide the Association with a community channel. The Association is responsible for all costs of obtaining and maintaining software and hardware needed to 1) create the community channel's content and 2) encode it to the specified IPTV format. BLUE STREAM shall install the Association's equipment

at an off-site location capable of supporting the insertion of the Community channel. The Association must be able to manage the channel's content without physical access to BLUE STREAM's equipment.

D. During the in-home installation process at each unit, the technicians will offer training and education to residents on the use of equipment, products and Services. Residents who require further assistance will be able to engage with the available on-site representative during the installation period or by contacting BLUE STREAM technical support.

E. BLUE STREAM will have available to the residents a special bulk-community customer service line, and the Association's Board of Directors and Property Manager will have access to a dedicated account executive for the Term of the Agreement.

F. A Construction Manager will be assigned to oversee the entire build-out process and will be available to the Board of Directors as needed for the Term of the Agreement.

G. Following coordination with the Association's Board of Directors, BLUE STREAM shall utilize some or all of the following outreach to the Community:

1. Townhalls
2. Registration event(s) onsite
3. Emails to residents and
4. a dedicated telephone number that can accept registration phone calls Monday to Friday from 9 am to 5 pm.

9. PAYMENT TO THE ASSOCIATION

A. BLUE STREAM will make a one-time payment to the Association in the amount of One Hundred Seventy-one Thousand, Five Hundred Dollars (\$171,500.00 -- \$500.00 per unit x 343 total units) using the following payment terms: Sixty (60) days after BLUE STREAM receives the ratification notice and upon a completed W-9 form, BLUE STREAM shall pay fifty percent (50%) of the payment amount. The remaining fifty percent (50%) shall be paid sixty (60) days after installation of the System, but not before May 1, 2026.

B. Should this Agreement not be ratified in accordance with Florida Statutes Section, 720.309, then BLUE STREAM shall not be liable to the Association for the payment referenced in the Subsection directly above, and the Association shall have no liability to BLUE STREAM, except for the reimbursement for reasonable costs and expenses, including but not limited to permitting, design of system, equipment and labor, incurred by BLUE STREAM up through the effective date of this Agreement's cancellation as well as reimbursement to BLUE STREAM of any monies paid to the Association as set forth in 9.A., directly above. Such reimbursement shall not be considered a penalty. Finally, reimbursement shall be made to BLUE STREAM within sixty (60) days of the submission of invoices and documentation supporting same to the Association.

C. Should BLUE STREAM not be able to offer bulk Services as restricted and/or prohibited by government action, including through the inclusion of any mandatory opt-out option for residents, this Agreement shall revert from a bulk arrangement to a right of entry agreement that

would allow BLUE STREAM to serve any resident within the Community who desires to subscribe to retail services.

10. SALES AND MARKETING PRIVILEGES

A. The Association agrees to grant BLUE STREAM, its agents and employee's exclusive sales and marketing rights for the Term of this Agreement to perform the following activities:

1. a promotion in the Community's newsletter;
2. a dedicated listing with BLUE STREAM's name, logo, telephone number and website address in all new move-in packets;
3. BLUE STREAM may utilize hang door hangers prior to the Activation Date. for the purpose of positioning BLUE STREAM to sell its Additional Services to the residents of the Community.

B. If BLUE STREAM installs Wi-Fi access points within the Community, BLUE STREAM may promote to the residents of the Community that it is the provider of said Wi-Fi access points.

C. The contents of BLUE STREAM's marketing materials that are intended to be distributed to Community residents shall be submitted to the Association's property manager or other authorized representative for prior approval. The Association shall have the right to disapprove such materials if they are, in the Association's sole judgment, inaccurate, discriminatory, harmful to the Association's branding and/or reputation, or likely to cause confusion. Disapproved marketing materials shall not be distributed to Community residents.

11. REPRESENTATIONS AND WARRANTIES

A. The Association represents and warrants that it is authorized to enter into and perform all obligations set forth under this Agreement. Further, the execution and performance of this Agreement does not conflict with or violate any other instrument, document or other obligation of the Association, either contractual or otherwise, including any judgment or order of decree of any court or government agency.

B. BLUE STREAM represents and warrants that it is authorized to enter into and perform all obligations set forth under this Agreement, and further that the execution and performance of this Agreement does not conflict with or violate any other instrument, document or other obligation of BLUE STREAM, either contractual or otherwise, including any judgment or order of decree of any court or government agency.

12. NOTICES

All notices, demands, requests, or other communications required or permitted hereunder must be in writing and deposited in the United States Mail, postage prepaid, registered or certified mail, return receipt requested or sent by a nationally recognized overnight delivery service addressed as follows, or to such other address of which either Party hereto may notify the other in writing:

To BLUE STREAM: 4236 NW 120 Ave., Coral Springs, FL 33065
Attention: Chief Commercial Officer
Telephone: (954) 753-0100

with a Copy to: BLUE STREAM's Vice President and General Counsel
Philip J. Kantor, Esq., Legalnotices@bluestreamfiber.com

To the Association: 1800 Southeast Saint Lucie Boulevard, Stuart, FL 34996

with a Copy to: Becker & Poliakoff
759 SW Federal Highway, Stc 213, Stuart, FL 34994

Either Party may designate a different place or places for notice by delivering notice to the other Party in accordance with this Section.

13. ASSIGNMENT

A. After the Activation Date, BLUE STREAM may assign and transfer its rights and obligations related to or arising out of this Agreement only to a corporation, partnership or other entity that has the financial and operational capability to provide the substantially same level of Services as those Services being provided by BLUE STREAM at the Community. It shall be an event of Default hereunder if any assignee under this assignment provision does not provide substantially the same level of Services as those Services being provided by BLUE STREAM, and the Agreement may be terminated by the Association if said deficient Service is not improved to the pre-assignment level within sixty (60) days of receipt by the assignee of a notice of default and demand for compliance. BLUE STREAM shall provide written notice to the Association of any assignment more than sixty (60) days prior to the effective date of such assignment.

B. The Association may assign and transfer its rights and obligations related to or arising out of this Agreement to any corporation, partnership or other entity, provided such assignee has agreed in writing that it shall abide by the terms, conditions and obligations of this Agreement. Association shall provide BLUE STREAM with thirty (30) days' notice of any assignment prior to the execution of closing of said transaction.

All the provisions of this Agreement shall be binding to the Parties hereto and their respective successors and assigns.

14. CONFIDENTIAL INFORMATION

A. The terms and conditions of this Agreement shall be Confidential and shall not be disclosed to any person or entity not a party to this Agreement, except the receiving Party, its attorneys, accountants, and professionals advising the Party, who shall be bound by the Confidentiality provisions set forth herein, unless prior written consent is obtained from the other Party, or unless any competent court, regulatory authority or governmental agency orders and/or requires such disclosure; provided, however, that in the event that such disclosure is required, the

Parties shall use good faith efforts to maintain the confidentiality of any terms of this Agreement which are not so required to be disclosed.

B. Neither Party shall disclose the financial terms and conditions of this Agreement to any person or entity other than its employees, agents or representatives on a need-to-know basis, without the prior written consent of the other Party unless ordered or required by law or federal, state or local authority; provided, however, that either Party may disclose this Agreement for any bona fide business reason, including, without limitation, in connection with the sale, conveyance, financing, leasing or other disposition of the Property or any part thereof.

C. The Parties acknowledge the Association is required to operate in compliance with the provisions of Chapter 720, Fla.Stat., including those requirements permitting inspection and copying of Association records by unit owners or unit owners' representatives, as defined in Chapter 720, Fla.Stat. This Agreement is an association record. It shall not be a breach of this Section for the Association to permit inspection and to provide a copy of this Agreement to any unit owner, representative of a unit owner, or any other person authorized by Chapter 720, Fla. Stat., to inspect and copy Association official records.

15. DEFAULT AND REMEDIES

A. An Event of Default exists under this Agreement if the Association or BLUE STREAM fails to meet or perform any material term, provision, covenant, agreement, or obligation under this Agreement and does not cure the failure within thirty (30) days after receiving written notice delivered via United States Postal Service, in person, or via overnight courier of the default from the other Party; provided, if the failure cannot reasonably be cured within the thirty (30) day period and the defaulting Party commences to cure within the thirty (30) day period and diligently completes the cure, an Event of Default does not exist unless the failure is not cured within sixty (60) days after the defaulting Party receives the written notice of default.

B. An Event of Default exists under this Agreement if the Association or BLUE STREAM fails to make a payment of money due under the Agreement and does not cure the failure within thirty (30) days after receiving written notice delivered via United States Postal Service, in person, or via overnight courier of the default from the other Party.

C. If an Event or Default by either Party occurs, the other Party may do any or all of the following:

1. Terminate this Agreement by giving thirty (30) days' written notice to the defaulting Party;
2. Bring action against the defaulting Party;
3. Seek any other available legal or equitable remedy.

The choice of one remedy provided under this Agreement shall not preclude the choice of other remedies.

16. FORCE MAJEURE

BLUE STREAM shall not be deemed to be in breach of this Agreement if it is unable to perform its obligations hereunder as a result of the occurrence of a “*force majeure* event,” which shall include, but not be limited to, acts of God, acts of the government of the United States or any state or political subdivision thereof, strikes, civil riots or disturbances, fire, floods, explosions, earthquakes, wind, storm, hurricanes, lightning, other similar catastrophes, or other causes beyond BLUE STREAM’s control. In the event of a *force majeure* event, BLUE STREAM shall perform its obligations within a reasonable time under the circumstances.

17. INDEMNIFICATION

A. The Association shall be responsible for any damage to the System caused by the negligence of the Association, its agents or employees. The Association shall hold harmless and indemnify BLUE STREAM from and against any and all losses or damages (including reasonable attorneys’ fees) solely arising from or with respect to (a) any negligent act or negligent omission of the Association, its agents or employees; and (b) any claim, demand, legal proceeding or similar action instituted by any person or entity providing or seeking to provide multi-channel video programming or other services similar in nature to the Services provided by BLUE STREAM to the Community.

B. BLUE STREAM and the Association agree to indemnify and hold each other, as well as each other’s directors, officers, employees, independent contractors, agents, and insurers, harmless from and against any and all loss and expense including attorneys’ fees and court costs by reason of liability imposed or claimed to be imposed by law upon either Party, or either Party’s directors, officers, employees, independent contractors, agents and/or insurers, for damages because of personal injuries, including death, or on account of damage to property sustained by any person or persons arising out of, in whole or in part, the negligence or any other ground of legal liability (including violations of any duty imposed by a statute, ordinance or regulation) as a result of the actions of the other Party, its subcontractors, employees, or agent or any of them. Concerning the foregoing and notwithstanding any possible interpretation to the contrary:

1. The Association shall not have any duty to indemnify or hold BLUE STREAM or BLUE STREAM’S directors, officers, employees, independent contractors, agents, and insurers harmless pursuant to this Section 17 unless the Association’s negligence or other basis of legal liability caused or contributed to a claim against BLUE STREAM or BLUE STREAM’S directors, officers, employees, independent contractors, agents, and insurers for personal injuries, property damage and/or other damages; and

2. Similarly, BLUE STREAM shall not have any duty to indemnify or hold the Association or the Association’s directors, officers, employees, independent contractors agents, and insurers harmless pursuant to this Section 17 unless BLUE STREAM’S negligence or other basis of legal liability caused or contributed to a claim against the Association or the Association’s directors, officers, employees, independent contractors, agents, and insurers for personal injuries, property damage, and/or other damages.

C. LIMITATION OF LIABILITY: EXCEPT WITH RESPECT TO THE PARTIES’ INDEMNITY OBLIGATIONS UNDER THIS AGREEMENT RELATED TO

CLAIMS BY THIRD PARTIES, NEITHER BLUE STREAM NOR ASSOCIATION SHALL BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO FRUSTRATION OF ECONOMIC OR BUSINESS EXPECTATIONS, LOSS OF PROFITS, LOSS OF CAPITAL, COST OF SUBSTITUTE PRODUCT(S), FACILITIES, OR SERVICES, OR DOWN TIME COST, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, THE LIABILITY OF ASSOCIATION UNDER THIS AGREEMENT IS LIMITED TO ASSOCIATION'S INTEREST IN THE COMMUNITY. BLUE STREAM AGREES THAT IT SHALL HAVE NO RECOURSE TO THE ASSETS OF ANY PARTNER, AFFILIATE, DIRECTOR, OFFICER, MEMBER, EMPLOYEE, OR OTHER REPRESENTATIVE OF ASSOCIATION FOR THE SATISFACTION OF ANY OF ASSOCIATION'S OBLIGATIONS HEREUNDER.

18. INSURANCE

Upon execution of this Agreement, BLUE STREAM agrees to furnish a copy of its insurance coverage, including worker's compensation, employer's liability, comprehensive general liability and property damage, said insurance to be issued in an amount not less than \$1,000,000 per occurrence/\$2,000,000 general aggregate. The Association shall be an additional named insured and certificate holder on the foregoing BLUE STREAM insurance. Cancellation of the insurance required for BLUE STREAM to maintain under this Agreement shall be considered a material breach of this Agreement. At no time shall BLUE STREAM allow any of its employees, contractors, sub-contractors, sub-subcontractors, suppliers and agents onto the Association's real property without said person or persons having workers' compensation coverage.

19. LEGAL ACTION

A. This Agreement shall be constructed and interpreted in accordance with the substantive laws of the State of Florida, without regard to its conflict of laws principles. If either Party brings a legal action for the enforcement of or breach of this Agreement, the action shall be filed in the courts of Martin County, Florida. Additionally, the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorneys' fees, including attorneys' fees and costs at trial and through any and all court proceedings, including but not limited to, any and all attorney's fees incurred for appeals, court costs and expenses.

B. A pre-requisite to filing any legal action to enforce any provision of this Agreement shall be the scheduling of and attendance by all Parties at mandatory, non-binding, pre-litigation mediation to occur in Martin County, Florida. Unless waived or extended by the written agreement of both Parties, pre-litigation mediation shall take place within sixty (60) days of either Party requesting such mediation in writing and shall be presided over by a mediator who is mutually acceptable to both Parties. Unless modified by the written agreement of both Parties, pre-litigation mediation fees shall be borne equally by both Parties. The Party requesting mediation shall supply the other Party with the names and contact information of three (3) mediators it deems acceptable, and the other Party shall select one or more of those mediators to preside at mediation. The failure

or refusal of a Party to select a mediator and/or to schedule or attend mediation shall be deemed an automatic impasse.

C. **NO JURY TRIAL:** THE PARTIES HERETO KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EACH HAS OR MAY HAVE TO A TRIAL BY JURY WITH RESPECT OF ANY LITIGATION BROUGHT BY ANY PARTY BASED ON ANY RIGHT, OBLIGATION, TERM OR COVENANT UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF EITHER PARTY AND THEIR RESPECTIVE OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES OR AGENTS. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THIS AGREEMENT.

20. MISCELLANEOUS PROVISIONS

A. **Integration Clause:** This Agreement supersedes any and all other agreements, either oral or written, between the Parties or anyone acting on behalf of a Party hereto, with respect to the subject matter hereof. This Agreement contains all of the covenants, conditions, warranties, representations, inducements, promises or agreements (oral, written, on a website, or otherwise) ("Promises") between the Parties with respect to the subject matter hereof. Each Party hereto acknowledges that no Promises have been made by any Party, or anyone acting on behalf of any Party, which are not embodied herein, and that no other Promises, which are not contained herein, shall be valid or binding. Any oral Promises or modifications concerning this Agreement shall be of no force or effect, except by a subsequent written amendment to this Agreement.

B. The provisions of this Agreement shall not be changed, altered, amended or otherwise modified, except by an agreement in writing, executed by the Parties hereto. The Parties each acknowledge that this Agreement was fully negotiated by the Parties and, therefore, no provisions of this Agreement shall be interpreted against any Party because such Party or its legal representative drafted such provision.

C. **Survival:** The Sections of this Agreement, which, by their nature, are intended to survive the expiration or termination of the Agreement, shall survive, including but not limited to the following Sections: 1, 2, 12, 13, 14, 16, 17, 19 and 20.

D. **Headings:** The headings used in this Agreement are inserted for convenience of reference only and are not intended to limit, expand, be a part of or otherwise affect the construction or meaning of the Agreement.

E. **Interpretation:** the Parties and each of their respective Counsel have reviewed and approved this Agreement. Accordingly, the normal rule of construction that any ambiguities are resolved against the drafting party will **not** be applied in the interpretation of this Agreement or any of the Exhibits hereto and this Agreement is deemed to have been prepared jointly by the Parties.

F. The invalidity under applicable law of any provision of this Agreement shall not affect the validity of any other provision of this Agreement, and in the event that any provision

hereof is determined to be invalid or otherwise illegal, this Agreement shall remain effective and shall be construed in accordance with its terms as if the invalid or illegal provision were not contained herein; provided, however, that both Parties shall negotiate in good faith with respect to an equitable modification of the provision, or application thereof, with respect to this Agreement.

G. The provisions of this Agreement are for the exclusive benefit of the Parties hereto and their permitted assigns and no third party shall be a beneficiary of, or have any rights by virtue of, this Agreement. The titles and headings of the sections in this Agreement are for convenience only and shall not in any way affect the interpretation of this Agreement. Any reference in this Agreement to "Section" or an "Exhibit" shall, unless the context expressly requires otherwise, be a reference to "Section" in or an "Exhibit" to, this Agreement. References to "hereunder," "herein," "hereof," and the like, refer to this Agreement.

H. This Agreement does not create any agency, employment, joint employer, joint venture or partnership between Association and BLUE STREAM. Neither Party shall have the right, power or authority to act for the other Party in any manner.

I. **Counterparts:** This Agreement may be signed digitally and in any number of counterparts, each of which (when executed and delivered) shall constitute an original instrument, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date first written above.


Blue Stream Communications LLC



Gavin Keitans
President and CO
4236 NW 120 Ave.
Coral Springs, FL 33065

Telephone: (954) 753-0100

**Conquistador Homeowners' Association
Inc.**



Print Name: Renee Drentkiewicz
Title: President
1800 Southeast Saint Lucie Boulevard
Stuart, FL 34996

Telephone: 772-283-2363 Ext. 101

EXHIBIT A
GRANT OF EASEMENT

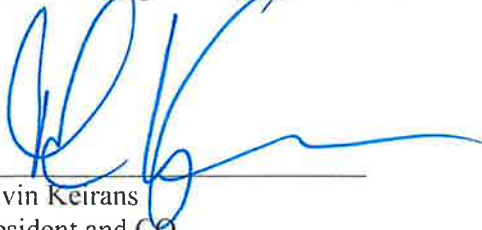
Prepared By: Philip J Kantor, Esq.
Vice President/General Counsel
Blue Stream Communications LLC
4236 NW 120 Ave., Coral Springs, FL 33065

GRANT OF EASEMENT

This **GRANT OF EASEMENT** is made and is effective as of May 6, 2025, by and between **CONQUISTADOR HOMEOWNERS ASSOCIATION INC.** (hereinafter, referred to as the "Association") and **BLUE STREAM COMMUNICATIONS LLC** (hereinafter, referred to as "BLUE STREAM"), and the Parties agree as follows:

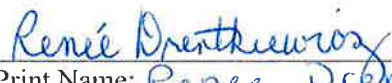
1. **THE PROPERTY.** The Association's property, known as Conquistador Community, including the improvements thereon (the "Property") is located at the street address of 1800 Southeast Saint Lucie Boulevard, Stuart, FL 34996, with a **legal description attached hereto**.
2. **GRANT OF EASEMENT.** For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Association grants and conveys to BLUE STREAM a non-exclusive easement in gross across, under, over, within and through the Property as necessary or desirable for the installation, maintenance, service and operation of equipment used in the provision of multi-channel video television programming and other communications services ("Services") that BLUE STREAM may lawfully provide to the Property, and for the marketing and provision of such Services. However, this Grant of Easement shall not permit BLUE STREAM to enter into any parcel on the Property without the parcel's resident's permission to do so. Such an Easement shall be for the additional use and benefit of BLUE STREAM's designees, agents, successors and assigns.
3. **BINDING EFFECT.** The benefits and burdens of this GRANT OF EASEMENT shall run with the land and shall bind and inure to the benefit of the Parties and their respective successors and assigns.
4. **TERM OF GRANT.** This GRANT OF EASEMENT shall be irrevocable and effective so long as BLUE STREAM is lawfully providing the Services within the Property, irrespective of the expiration of any bulk agreement between the Association and BLUE STREAM regarding BLUE STREAM's Service to the Property.

Blue Stream Communications LLC



Gavin Keirans
President and CO
4236 NW 120 Ave.
Coral Springs, FL 33065

**Conquistador Homeowners' Association,
Inc.**



Print Name: Renee Drentkiewicz
Title: President
1800 Southeast Saint Lucie Boulevard
Stuart, FL 34996

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

This instrument was acknowledged before me on May 21, 2025, by Gavin Keirans as President and COO of Blue Stream Communications LLC who is personally known to me, who is personally known to me.

WITNESSES

Philip J. Kantor

4236 NW 120 Ave., Coral Springs, FL 33065

Nancy B. Kantor

4236 NW 120 Ave., Coral Springs, FL 33065

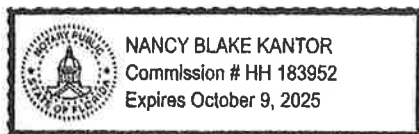
Given under my hand and seal of office.

Na
Notary Public

My commission expires: 10/9/2025

[Seal]

Title



STATE OF FLORIDA)
) ss.
COUNTY OF MARTIN)

This instrument was acknowledged before me on May 6, 2025, by Penec Drentkiewicz President of Conquistador Homeowners' Association, Inc., who is personally known to me ☒ or has produced identification ().

WITNESSES

Lolita Salmon
Printed Name

Address:

453 SW TAIGUIN LN
PORT ST LUCIE FL 34986

Bonnie Guenther
Printed Name

Address:

1525 SE Pitcher Rd., Port St. Lucie,
Given under my hand and seal of office. FL 34952

Bonnie Guenther
Notary Public

My commission expires: 5/7/2027

[Seal]

Title

Manager



LEGAL DESCRIPTION

PARCEL ONE: All of GOLFVIEW SUBDIVISION, according to the plat thereof recorded in Plat Book 1, page 8, Martin County, Florida public records, lying West of St. Lucie Boulevard, together with all right, title and interest in the easements and streets in said plat.

PARCEL TWO: Lots 3 and 4, Block 1, and Lots 1 and 2, Block 2, GOLFVIEW SUBDIVISION, according to the plat thereof recorded in Plat Book 1, page 8, Martin County, Florida, public records.

TOGETHER with all riparian rights thereunto appertaining and belonging.

Situate, lying and being in Stuart, Martin County, Florida, and comprising approximately 50 acres, plus or minus; and

EXHIBIT B

CONSTRUCTION/INSTALLATION STANDARDS

All Abbreviations used in this Exhibit shall have the same meaning as set forth in the Agreement.

1. Prior to the commencement of any work performed under this Agreement (the "Work"), BLUE STREAM shall have the right, but not the obligation, to inspect the property on which the Work is to be performed and to verify that surfaces and site conditions are ready to receive the Work to construct the System. If BLUE STREAM determines that the surfaces or site conditions are not ready to receive Work, BLUE STREAM shall notify the Association of the current conditions. Said notification may include photographic and/or video documentation of the current conditions of the Association's property. BLUE STREAM shall not be obligated to perform Work on any surface or site condition deemed not ready to receive the Work.

2. Installation of all portions of the System shall be in accordance with the Statement of Work ("SOW"), plans, schedules and specifications to be submitted to the Association promptly after execution of this Agreement and approved in writing, including via email, by the Association prior to any such installation. The Association may object to the SOW or to aspects of the SOW for good cause; however, the Association shall not unreasonably delay or deny providing said approval nor shall it demand any unreasonable requirements for the installation of the System. Such plans and specifications shall adequately set forth the nature and description, including approximate size, appearance of the portion of the System to be installed and the appropriate location of the installation with reference to existing improvements and shall offer a System that will adequately provide the Services to the Community. BLUE STREAM shall design the System so as to minimize the impact of above-ground components on the Community. BLUE STREAM shall utilize strategic, minimally invasive techniques when possible.

A. For condominium buildings, BLUE STREAM shall perform the following activities:

1. external drilling penetration either over the front passageway or through a rear facing section of the home. If penetration is over the front passageway, all fiber will be run from a splitter panel located either in a secured room or an exterior wall of the building.

2. while running to the unit, all fiber will be encased in a molding to be determined by the best fit for Blue Stream operational standards.

3. once at penetration point, the hole to be drilled will be covered by the same molding protection products as well as an added layer of caulking solvent to surround fiber in said penetration hole.

4. If penetration is deemed to be made from the rear side of the home, similar methodologies are to be used by Blue Stream and similar products wherein fiber will be run from a splitter panel either in a secured room or on an exterior wall.

5. A protective molding or encasement for the fiber will be utilized as deemed suitable by BLUE STREAM and cover the penetrating hole as well as back filled surrounding the fiber cable with a caulking solvent. In both applications, fiber optic cabling will be terminated at a demarcation plate within every residential home.

6. provide the following equipment: all materials pertaining to the installation of new fiber optic cabling into the home including splitter panels, protective molding (as deemed

appropriate by Blue Stream), fiber cabling, caulking solvents and wall pucks for termination points within the residential home.

B. The Association will provide access to any secured meter or telecommunication rooms or storage rooms deemed to be approved for use by this agreement and as provided in previous initial drawings by BLUE STREAM design teams.

C. If necessary, the Association will provide in home support for teams making penetration into units whereas if actual homeowner is not in residence at time of scheduled penetration, the Association agrees to provide said personnel in effect of temporary security into the unit to allow teams to perform work.

3. The System shall be one hundred percent (100%) fiber optic network with dedicated construction oversight. All fiber optic lines buried throughout the Community shall be enclosed in conduit or will be directly buried using locatable fiber. All above ground equipment shall be concealed by material suitable for such a purpose, which is aesthetically consistent with the Community and meets the reasonable approval of the Association. The Association shall receive weekly project updates.

4. All construction, permits and maintenance expenses associated with the operation of BLUE STREAM's Equipment shall be BLUE STREAM's responsibility. BLUE STREAM will commence no construction until all required permits are obtained by BLUE STREAM.

5. The Unit owners, guests and invitees will continue to occupy the Community during the performance of the Work. BLUE STREAM shall use commercially reasonable efforts to conduct its operations so as to ensure limited inconvenience to the Association, Unit owners, guests, invitees and the general public. BLUE STREAM shall not access any Unit in a building without the owner of such Unit or a designated representative being present, unless otherwise provided with express permission of such Unit owner. BLUE STREAM shall maintain at all times free, clear and unobstructed ingress and egress to and from the Community. BLUE STREAM shall provide notifications during weekly meetings the construction schedule for the Work with the Association's representative in advance in order for the Association to relocate or protect people, personal effects, automobiles and property from intrusion, damage or interference from construction equipment or construction methods resulting from construction procedures.

6. **Staging Area:** The Association shall select and designate a suitable staging area at the Property (the "Staging Area") for use by BLUE STREAM prior to the Activation Date, which is 50' x 50', where BLUE STREAM's employees and Contractors are able to meet and prepare for the installation Work, to maintain equipment that will be used for said Work and devices that will comprise the System. Additionally, this staging area may be used as an area to store portable toilets for use by those performing the installation work. Sanitary facilities shall be kept clean and serviceable. BLUE STREAM shall completely remove temporary facilities when they are no longer required. The risk of loss as to property and/or equipment stored in the Staging Area by BLUE STREAM rests solely with BLUE STREAM, and the Association is not required to provide any security or other protection relative to the Staging Area. Also, the location of the Staging Area may be changed by the Association, at the Association's sole and exclusive discretion, at any time after fourteen (14) days' prior written notice to BLUE STREAM.

7. **Contractors:** BLUE STREAM may use a contractor, including but not limited to an affiliate, to perform its obligations under this Agreement. BLUE STREAM's use of a contractor shall not release it from any duty or obligation to fulfill its obligations under this Agreement. BLUE STREAM shall be responsible to the Association for the acts and omissions of its employees, contractors and their agents and employees and other persons performing any of the Work under a contract with BLUE STREAM, including with regard to injury or damages to any persons or property. BLUE STREAM shall supervise, coordinate and direct all Work, use its best skill and attention and be solely responsible for all means, methods, techniques, sequences and procedures employed in performing the Work. All subcontractor used by BLUE STREAM shall provide insurance certificates including liability and workers compensation that name the Association as additional insured and certificate holder.

8. **Quality Control:** BLUE STREAM shall use commercially reasonable efforts to monitor and inspect the Work. BLUE STREAM shall meet with the Association's representative as often as is reasonably required by the Association's Representative to assure that all specifications and requirements are being met in accordance with the Contract Documents.

9. BLUE STREAM shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. BLUE STREAM shall take all reasonable protection to prevent damage, injury or loss. BLUE STREAM shall give all notices and comply with all Applicable Laws, ordinances, rules, regulations and orders of any public authority bearing on the safety of persons and property and their protection from damage, injury or loss.

10. **Protection of Property**

A. BLUE STREAM shall take commercially reasonable precautions to prevent and protect the Association's property and all related property and surface structures, including but not limited to, adjacent building surfaces and landscaping (including sod and shrubbery), and all personal property of Unit owners, the Association and the Association's members, employees and guests in vicinity of the project site against damage from performance of the Work and at no time shall BLUE STREAM leave the building or any individual residential units open or exposed to interior and exterior damage. BLUE STREAM shall promptly remedy all damage or loss to any property, including but not limited to, the items mentioned above, caused in whole or in part by BLUE STREAM or anyone directly or indirectly employed by BLUE STREAM, including but not limited to, all subcontractors and suppliers or by anyone for whose acts any of them may be liable. BLUE STREAM shall be responsible for any acts or omissions of its employees including with regard to any person's property.

B. At the completion of each workday during System installation, BLUE STREAM shall remove all its waste materials and rubbish from and about the Community. Upon the completion of the installation of the System, BLUE STREAM shall remove its tools, equipment, machinery and surplus materials and return all affected areas of the Community to a broom clean condition. If after thirty (30) days' notice by the Association or its representative to BLUE STREAM or its representative, BLUE STREAM has not diligently proceeded with the clean-up as outlined in this Section, the Association shall have the right to proceed with the clean-up and the Association may invoice BLUE STREAM for effecting such clean-up or deduct any such reasonable costs and

expenses incurred by the Association in effecting such clean-up from any amounts owed to BLUE STREAM.

C. In the event BLUE STREAM fails to repair and/or replace any damage to the property resulting from the operation, maintenance or repair of the System after a thirty (30) day written notice from the Association, the Association may undertake the necessary repairs and/or replacement of such damage to the property, and BLUE STREAM will be responsible to reimburse the Association as applicable, for any such reasonable costs within thirty (30) days of receipt of a written invoice from the Association.

D. Prior to performing any excavation, BLUE STREAM shall request utility locations in compliance with the Underground Facility Damage Prevention and Safety Act, Chapter 556, Florida Statutes). BLUE STREAM shall be solely responsible for and shall register with "Sunshine State One Call of Florida, Inc., a/k/a no cuts" to mark the Community for underground utilities prior to the commencement of any work. However, BLUE STREAM shall not be responsible if underground lines, including but not limited to utility, electrical, communication lines are not properly marked by the State-wide or local organization that is responsible for marking such utility lines or the Association. BLUE STREAM shall help to coordinate the repairs of any damaged utility lines to the extent not properly marked.

E. The Association, in unison with BLUE STREAM, agrees to facilitate a wet check of the Community's sprinkler lines with the assistance of the Community's maintenance department or other third party designated by the Association to perform these sprinkler wet checks. Should BLUE STREAM damage the sprinkler lines, BLUE STREAM will repair all common components, but will not repair major equipment, such as pumps, junction boxes and controllers. Notwithstanding anything in this Agreement to the contrary, the Association shall provide information within its possession to BLUE STREAM regarding the location of sprinkler and irrigation lines, however, BLUE STREAM shall be responsible to restore any damage to irrigation lines as soon as reasonably practical (within three business days) or pay to the Association the reasonable costs to restore, repair, or replace any sprinkler and irrigation lines damaged by BLUE STREAM. If after ten (10) days' notice by the Association or its representative to BLUE STREAM or its representative, BLUE STREAM has not repaired any damage to sprinkler or irrigation lines, and all landscaping, roadway improvements or other conditions which existed at the time of the installation, maintenance or repair to the System, the Association shall have the right to proceed with the correction of such damage at BLUE STREAM's reasonable cost and expense, and BLUE STREAM shall reimburse the Association within twenty (20) days from the receipt of an invoice from the Association for the costs and expenses incurred by the Association in the correction of such damage caused by BLUE STREAM.

F. BLUE STREAM shall cause no waste to the Community or adjoining property in the performance of this Agreement and shall keep the Community free from accumulation of waste materials or rubbish caused by its operations.

11. BLUE STREAM shall install the following portions of the System as stated below:

A. Optical Network Terminal ("ONT") Placement: BLUE STREAM shall use commercially reasonable efforts to install fiber optic cables to connect the ONT to the System. The

ONT will most commonly be located near the existing telecommunications conduit or along an exterior wall. If practical, the fiber will utilize the existing conduit that runs from the exterior into the unit. If conduit is not available BLUE STREAM shall use a side wall penetration technique. This installation point shall be referred to as the "Demarc." BLUE STREAM shall attempt to accommodate the resident's preferred location for the Demarc so long as it conforms to the installation requirements noted above and is along the exterior wall on the side of the unit where the System fiber drop is located. BLUE STREAM shall have the final choice of location to ensure a proper wireless signal and power if the resident's preferred location cannot be accommodated for valid reasons related to the equipment and/or installation method being used. The first installation to the Demarc will be completed at no charge to the resident so long as the Demarc conforms to the installation requirements noted above.

B. ONT Power: ONTs require an existing 120-volt AC outlet to power them. BLUE STREAM will choose a Demarc location near an outlet such that power can be provided to the ONT. BLUE STREAM shall have sole discretion in choosing the location of the ONT if the resident's preferred location cannot be accommodated for valid reasons related to the equipment and/or installation method being used.

C. Demarcation Point: If a resident chooses a Demarcation location that does not conform to the installation requirements noted in Section 11.a. and 11.b. above, then the resident may incur a charge for a custom installation. Individual resident's arrangements for custom installation, servicing and disconnection shall be made directly with BLUE STREAM and BLUE STREAM shall provide individual resident with a work order or other similar documentation setting forth the applicable fees and installation charges for a custom installation. If the resident selects a location where power is not available, the resident will be responsible for adding outlets to supply power to the unit. The Association is not responsible for paying for custom installations requested by residents.

D. Set-Top-Boxes: BLUE STREAM will use set-top-boxes that are primarily connected via wireless connections but may also have a wired connection option. All locations for set-tops must be within two feet of a 120-volt AC outlet. The wireless connection will be supported via the wireless mesh network and BLUE STREAM will ensure that the set-tops are connected at a speed required to support 4K streaming (at least 30Mbps). Should BLUE STREAM determine that there is an issue with the wireless connectivity, BLUE STREAM may elect to connect the set-tops via a MoCa or ethernet bridge using existing in-unit wiring. If this non-wireless option is required, the set-top must be located within three (3) feet of a functional ether net or RG5 outlet.

E. Distribution Wiring: Distribution Wiring includes the wiring, hubs, repeaters, amplifiers, termination boxes and all other equipment necessary to transmit the Services. The Distribution Wiring originates at that certain point where BLUE STREAM's facilities enter the Community through conduit or direct bury fiber connecting to the building and interconnect to the in-unit wiring at the Demarc for each unit. The Association hereby grants BLUE STREAM the right to install the Distribution Wiring through such conduit as necessary to provide the Services. Subject to Section 2 of the Agreement, BLUE STREAM shall have exclusive ownership of, and exclusive access and right to install, operate, inspect, alter, improve, upgrade, rebuild, add to, disconnect,

replace, remove, repair, market and maintain (collectively, "use rights"), the Distribution Wiring installed by BLUE STREAM on the Property.

F. Hub Equipment and Locations: Consistent with the installation plan approved by the Association, previously agreed to as a fiber optic network solution, the Association shall permit BLUE STREAM to install, assemble and construct all equipment, communication facilities and materials necessary to provide the Services to the Property (the "Equipment"). All Equipment installed at the Community to provide the Services shall be and remain at all times the personal property of BLUE STREAM, except as set forth in Section 2 of the Agreement

12. **Interference**: If any device or facility belonging to a resident or the Association does not comply with the technical specifications established by the FCC, including but not limited to, signal leakage, which interferes with BLUE STREAM's delivery of the Services, BLUE STREAM reserves the right to discontinue the Services to the Community or, at BLUE STREAM's discretion, to the individual unit until such non-conformance is cured by the Association or resident, as the case may be.

13. BLUE STREAM shall promptly return any improvements at the Community, as well as all surface and underground areas within the Community, that have been altered or affected in any way by virtue of the construction, installation, maintenance, repair, replacement, upgrade or modification of the distribution plant and underground conduit to substantially the same state and condition that existed prior to the Work, ordinary wear and tear excepted, including without limitation, any damage to the cable home wiring. BLUE STREAM shall fix and repair: (a) landscaping within seven (7) days; (b) irrigation components within ten (10) days; and sidewalks within twenty (20) days.

A. Driveways with Pavers: Should BLUE STREAM be required to repair a paver driveway; BLUE STREAM will attempt to utilize the existing pavers. If the existing pavers are damaged, then BLUE STREAM will attempt to match the color of the existing pavers as best possible using commercially available pavers. If the new pavers are not an exact match in color, then BLUE STREAM will spread them out so that they blend in with the older pavers. BLUE STREAM will repair such driveways within thirty (30) days of being properly notified of such damage.

B. Concrete Driveways: Should BLUE STREAM be required to repair a concrete driveway, the damaged section will be replaced to the nearest edge and/or contraction lines. If there are no contraction lines or edges within five (5) feet of the damage, then BLUE STREAM shall install cut across the concrete edge to edge if commercially reasonable and install expansion joints where the repair meets the original concrete. Both Parties acknowledge that the new concrete will take some time to fade to match the original concrete.

C. Asphalt Driveways: Should BLUE STREAM need to repair an asphalt driveway; BLUE STREAM will replace a damaged section of the driveway and extend that section out no less than six inches (6") from any crack or damage. If the driveway was seal-coated within the last six (6) months, BLUE STREAM will also seal coat the driveway. Both Parties acknowledge that the new asphalt will take some time to fade to match the original asphalt. Concrete and asphalt driveways will be repaired within thirty-five (35) days of BLUE STREAM being properly notified.

D. If a permit is required for the repair of the items noted in this Section 13, BLUE STREAM will endeavor to repair within the time frame shown above but will not be held responsible due to any delay caused by the permitting submission or approval process of the governing body.

14. **Cleaning and Disposal During Performance of the Work:** BLUE STREAM shall keep the Association's property free from accumulation of waste materials or rubbish caused by its operations. BLUE STREAM shall remove its provided materials from all finished surfaces and repair or replace defaced or disfigured finishes caused by the Work at no additional cost to the Association. At the completion of each day's work, BLUE STREAM shall remove and take away or store in an appropriate container all its waste materials and rubbish from and about the property and/or building(s) as a result of the Work, as well as its tools, equipment, machinery and surplus materials and return all affected areas of the Association's property to a clean condition. All trash shall be removed daily at the BLUE STREAM's expense. Only materials and equipment which are to be used directly in the Work shall be brought to and stored on the project site by BLUE STREAM. After equipment is no longer required for the Work, it shall be promptly removed from the Association's property.

15. **Liens:** BLUE STREAM will save and keep the buildings and/or Association's property or the land upon which it is situated free from all construction liens and all other liens by sub-contractor, materialmen and suppliers that are associated with the Work performed on behalf of BLUE STREAM. Should there be any claim, claim of lien or lien during or after the BLUE STREAM's completion of the Work, BLUE STREAM agrees to resolve and/or satisfy such claim or claim of lien or otherwise transfer same to bond within fifteen (15) business days after filing of such claim. BLUE STREAM agrees that within fifteen (15) business days after receiving written demand from the Association, BLUE STREAM will cause any lien to be removed relating to the Work (by payment, bonding or otherwise) and in the event BLUE STREAM shall fail to do so, the Association is authorized to take all reasonable means to cause said lien, together with its effect upon the title, to be removed, discharged, satisfied, compromised or dismissed, and the cost thereof, together with reasonable attorneys' fees and costs, shall become immediately due to the Association from BLUE STREAM upon written demand. If BLUE STREAM fails to resolve, satisfy and/or bond any such claims or claims of lien in accordance herewith, then BLUE STREAM shall indemnify and hold the Association harmless from any such claims, claims of lien, actions, suits, liabilities, costs and damages related therein, including, without limitation, all monies that the Association shall pay in satisfying, discharging, bonding or defending against any such claim, claim of lien or lien, or any action brought or judgment recovered, including all costs and expenses, and reasonable legal fees (including those for appeals), incurred in connection therewith.

16. **Diligent Completion of the Work / Time for Performance:** BLUE STREAM will use commercially reasonable efforts to pursue diligently and continuously the completion of the Work, and, once having started the Work, will use commercially reasonable efforts to proceed continuously, diligently until completion. Unless otherwise agreed, within reasonable time period after this Agreement is signed by both Parties, BLUE STREAM shall make application for the building permit(s) (if required) for the performance of the Work and shall pursue such application and shall commence the Work upon the permit issuance.

17. Within thirty (30) days after the conclusion of the installation of the System, BLUE STREAM shall provide the Association with a map showing the location of BLUE STREAM's Distribution Plant and underground conduit in the Community.

EXHIBIT C – West Palm Beach/Treasure Coast

Direct Connect (Limited and Expanded)
Digital Core (Limited, Expanded, Music and TiVo+)
Digital Plus (Includes Digital Core)

Limited	Expanded	Digital Music Channels	TiVo+ Channels	Digital Plus	Sports Package	Blue Latino
ABC-WPBF	A&E	The Chill Lounge	FailArmy	American Heroes Channel	batN Sports	belN Sports Esp
Cnnel TV-WPEC*	ACC Network	Broadway	Conde Nast Traveler	BBC America	Big Ten Network	Canal 24 Horas*
Azteca-WVHB*	AMC	Hill List	the pet collective	BBC Worldnews	CBS Sports Network	Canal Sur*
Beacon-WBEC*	Animal Planet	No Fences	People are Awesome	belN Sports	ESPN Classic	Caracol*
WTCN-TBD	BET	Rock Alternative	Food52	BET Soul *	ESPNNEWS	Cinelatino*
CBS-WPEC	Bravo	Pop Adult	Jourmy	Big Ten Network	ESPNU	CNN Espanol*
TWC	Cartoon/Adult Swim East	Popular Classical	Aruba	Boomerang*	Bally College Sports - Atlantic	Discovery en Espanol
Me TV-WPTV*	CMT	Maximum Party	Karloon	CBS Sports Network	Bally College Sports - Central	Disney XD en Espanol
CW-WTVX	CNBC	Classic Rock	Puddle Jumper	CMT Music*	Bally College Sports - Pacific	ESPN Deportes*
CSPAN	CNN	Urban Beats	Complex	Cooking Channel	FOX Deportes	EWTN Esp*
Estrella TV-WPBF*	Comedy Central	Soul Storm	Naturevision	Crime & Investigation	FOX Sports 2	FOX Deportes
FOX-WFLX	Discovery Channel	Hip Hop	Power Nation	CSPAN 2	GOLTV	FOX Life*
WWHB- Stadium	Disney Channel	Jazz Now	Filmrise Classic TV	CSPAN 3	MLB Network	GOLTV Esp
WFGC- CTN	E!	The Blues	Filmrise Family	Destination America	NFL Network	History En Espanol
PSL Channel	ESPN	Gospel	Filmrise Food	Discovery Family	NFL Redzone	MTV Tres (Tr3s)*
Court TV - WHDT	ESPN2	Heavy Metal	Filmrise Free Movies	Discovery Life	Outside TV	Nat Geo Mundo
NBC-WPTV	EWTN	Classic Masters	The Asylum	Disney Junior	Sportsman Channel	NBC Universo
ION-WPXP	Food Network	Folk Roots	Music Baeble	Disney XD	Tennis Channel	Nuestra Tele*
MyTV-WTCN	FOX Business Network	Groove Disco and Funk	TMZ	Magnolia	World Fishing Network	Semikias*
WFLX- Orde	FOX News	The Light	Adventure Sports Network	ESPNNEWS	Yes Network	Tele N*
PBS-WPBT	Bally Sports Florida	Rock	OutsideTV	ESPNU		TUDN
PBS-WXEL*	Bally Sports Sun	Notin but '90s	batteryPOP	Shope HQ*		TV Chile*
QVC	Freeform	Everything '80s	USA Today	FOX College Sports - Atlantic		TV Venezuela*
TBN-WYTC	FS1	Flashback '70s	Sportswire	FOX College Sports - Central		Viendo Movies*
Jewelry TV	FXM	Classic R&B Soul	OMG Network	FOX College Sports - Pacific		International Premiums
Weather Nation-WPEC*	FX	Country Classics	Real Truth	FOX Deportes		Globo TV*
Antenna-WTCN*	FX	Easy Listening	Mr Bean and Friends	FS2		RTN
WWHB- Rewind TV	Galavisión	Adult Alternative	Funny or Die	FYI		CIR*
H-SN	Golf Channel	Rock Classics	PGA Tour	GOLTV		RAI
WTCN- DaSi	Hallmark Channel	Hot Country	bon appetit	CSN		TV5Monde
Bounce- WFLX*	Hallmark Drama	Smooth Jazz	GQ	IFC		RTN*
WFLX-Court TV Mystery	Hallmark Movies & Mystery	The Spa	Glamour	JBS*		
GritTV-WFLX*	HGTV	Holiday Hits	American Classics	JLTV*		
WGN America	History	Bluegrass	Atmosphere	MLB Network		
WWHB-Charge	HLN	Jukebox Oldies	Kabillion	MTV Classic*		
PSL Educational	Investigation Discovery	Jammin	newsy	Military History Channel*		
WPTV- Get TV	Lifetime	Kids Stuff	Wired	Nat Geo Wild		
WPTV- Laff	LMN	Latino Urbana	Law and Crime	NBC Universo		
PBS-Creale	Motor Trend	Latino Tropica	Latido	NFL Network		
	MSNBC	Retro Latino	Cheddar News	Nick Jr		
	MTV	Today's Latin Pop	Mobcrush	Nick Jr		
	MTV2	Rock En Espanol	Voyager Documentaries	Nicktoons		
	National Geographic	Pongalo Noveladub	Newsmax	Olympic Channel		
	NBCSN	Romance Latino	Bein Sports Xtra	QVC2		
	Nickelodeon	All Country/Americana	Moovimax	Science		
	OWN	Swinging Standards	Filmrise True Crime	Sundance		
	Oxygen	Dance Clubbin	BNC Go	Teen Nick		
	Paramount Network	Jazz Masters	Revy	TVG*		
	SEC Alternate	Chamber Music	Tastemade	TVG2*		
	SEC Network	Eclectic Electronic	Hallmark Movies & More	Universal Kids		
	Syfy	Y2k	Maverick Black Cinema	Viceland		
	TBS		Dust	Yes Network		
	TCM		Electric Now			
	Tennis Channel		It's Showtime at the Apollo			
	TLC		Just for Laughs & Gags			
	TNT		QVC			
	Travel Channel		HSN			
	TruTV		Motorvision TV			
	TUDN		Loop Music Videos			
	TV Land					
	USA					
	VH1					
	WE TV					

Channels with an asterisk (*) are only available in SD

Channel Line Up subject to change

CONQUISTADOR PROPOSED PICKUP TRUCK RULES AND REGULATIONS 2025

1. RESIDENT PICKUP TRUCKS ARE FOR PRIVATE USE ONLY, NOT FOR BUSINESS. NO COMMERCIAL VEHICLES ALLOWED. COMMERCIAL DISPLAYS, LOGOS, OR ADVERTISING ARE NOT PERMITTED ON RESIDENT VEHICLES.
2. VEHICLE LENGTH NOT TO EXCEED 240", WIDTH NOT TO EXCEED 82", AND HEIGHT NOT TO EXCEED 84". NO MODIFICATIONS THAT INCREASE THE LENGTH, WIDTH, HEIGHT, OR GROUND CLEARANCE ARE ALLOWED.
3. BED COVERS, TONNEAU COVERS, ONLY INSTALLED TOOLBOXES ARE ALLOWED.
4. CAMPER SHELLS ARE NOT ALLOWED.
5. NO EXPOSED FIFTH WHEEL ATTACHMENTS ARE ALLOWED. IN ADDITION, REMOVEABLE TOW HITCHES MUST BE REMOVED FROM VEHICLES WHEN PARKED.
6. NO DUAL REAR WHEELS ARE ALLOWED. NO WHEELS OR TIRES LARGER THAN THOSE AVAILABLE ON THE MANUFACTURER'S PRICE LIST OR ORDER SPECIFICATION ARE ALLOWED.
7. NO DIESEL ENGINES ALLOWED.
8. NO MODIFICATIONS OF EXHAUST SYSTEMS OR ANY OTHER COMPONENTS THAT INCREASE NOISE EMISSIONS ARE ALLOWED.
9. ONLY FACTORY ISSUED STANDARD SIZE MIRRORS ARE ALLOWED.
10. OPEN BED PICKUP TRUCKS WITH GOODS OR PACKAGING MUST BE LOADED AND UNLOADED WITHIN A 24-HOUR PERIOD.

Conquistador COLORBOOK



REVISED 5/5/2025

This Colorbook contains:

- 1. Conquistador Homeowners' Association approved colors and materials for homes and for condos**
- 2. Architectural Review Guidelines which outline the Architectural Review process**
- 3. Architectural Review Application**

The colors and materials in this book suggest accepted ideals, however, a request to use a different hue or material can be submitted in an Architectural Review application. When submitting a request to use alternate colors and/or materials, provide samples with your Architectural Review application.

Before submitting an Architectural Review application, please review the Architectural Review Guidelines to determine what other supplementary documents need to be provided with your Architectural Review application, i.e. vendor W-9, certificates of insurance, proposal, etc.

The Architectural Review Guidelines, CHA Colorbook, and the Architectural Review application can also be found on the website at www.conquistadorliving.com.

Please submit Architectural Review applications with all the needed supplementary documents to the office when completed.

Any questions regarding Architectural Review applications or whether an Architectural Review application is required should be directed to the manager at manager@conquistadorliving.com.

Thank you-

Conquistador

Homeowners' Association, Inc.
1800 SE St. Lucie Blvd. • Stuart, FL 34996

Architectural Review Guidelines

**THIS DOCUMENT ONLY APPLIES TO THE
ARCHITECTURAL REVIEW PROCESS**

NOTE: If you need an application for the approval of a design change or improvement, please contact the Conquistador Homeowners' Association, Inc. to obtain an application form. The application form can also be downloaded by logging in to the residents' section of the Conquistador website at <https://www.conquistadorliving.com/>

CHA BOD Approved – November 21, 2023

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1. Introduction

- 1.1 **Overview** - In a planned community, the question often arises as how to maintain harmonious, quality architectural continuity within the community. The following guidelines are designed to provide common ground between private interests and the broader interest of the Conquistador community.
- The fact that each homeowner is required to adhere to these guidelines should assure all Conquistador homeowners that the standards of design and quality will continue to be maintained, enhancing the community's overall environment, and protecting property values.
- The rules, responsibilities, and procedures outlined in these guidelines have been established by the Architectural Review Committee and approved by the Conquistador Homeowners' Association (CHA) Board of Directors of the Conquistador Homeowners' Association, Inc. in compliance with the Covenants and Restrictions of Conquistador.
- The intent of these guidelines is to:
- Ensure quiet enjoyment for all Conquistador residents.
 - Minimize architectural design issues within Conquistador.
 - Provide for the architectural integrity of Conquistador.
 - Protect and enhance property values within Conquistador.

2. Architectural Review Committee

- 2.1 **Overview** - The Architectural Review Committee (ARC) consists of six or more members charged with conducting the reviewing of all applications for architectural review submitted by Conquistador Homeowners. The ARC is required to respond to the applicant in a prompt manner and provide its recommendation to the CHA Board of Directors. The CHA Board of Directors has thirty (30) days after receiving the ARC recommendation to approve or deny the applicants' request as per the Conquistador Declaration of Covenants and Restrictions, Article VIII. Note: In the event that the CHA Board of Directors fails to approve or not approve the application within 30 days after the application has been submitted to the CHA Board of Directors approval shall not be required and the application will be approved.
- The ARC may from time to time publish and submit to the CHA Board of Directors for approval of architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design and the use of private property. Such bulletins shall supplement the covenants and are incorporated herein by reference.
- The ARC members serve at the pleasure of the CHA Board of Directors and may be removed at any time.

3. The Architectural Review Process

Submit Application - The homeowner submits to the ARC, in care of the property management office, an application for Architectural Review along with:

1) a detailed proposal/scope of work,
2) a current Certificate of Insurance (COI) naming Conquistador Homeowners' Association, Inc. and Conquistador Condominium Associations I-XII as additionally insured; In addition, it is recommended that the certificate of insurance names the home or unit owner as additionally insured; COI must include proof of general liability and workers' compensation insurances. If the contractor is exempt from workers' compensation, the contractor must submit an exemption certificate.

3) **For condos only:** Written permission from your condo Board of Directors. The covenants and restrictions of the condos require prior written approval by their Board of Directors for any interior (refer to your red book under Common Elements) or exterior improvements. When submitting your Application for Architectural Review, please include your written approval from your Board of Directors if applicable.

- 3.1 Within ten (10) working days, the homeowner will receive written notice that the ARC has received his/her application. If the homeowner has not received written notification from the ARC at the end of ten (10) days, he/she should call the ARC to confirm receipt of the application.

NOTE: Complete applications will be considered on individual merit, using these documented standards as a basis for decision-making. Out of courtesy we request you inform your neighbors of your proposed improvement(s) and obtain their signature on the application form. Their signature does not give their consent; it just lets the ARC and the management know that your neighbors understand your intent.

- 3.2 Preliminary Review - The application, noted with the date of receipt by the property management office, is turned over to the ARC, if all the information necessary for review is received. The ARC will then make a precursory review of the application and request any additional information from the owner if needed. The ARC may still require additional information from the applicant, and the ARC review process will begin when the application is complete and appropriate for submission.

- 3.3 Application Review - The ARC will review the application within 30 calendar days upon receiving the **completed** application.

NOTE: No work should begin on the applicant's project until written approval is received from the CHA Board of Directors.

- 3.4 ARC Recommendation - The ARC's recommendation will be noted on the application and the recommendation will be communicated to the CHA Board of Directors.
- 3.5 CHA Board of Directors Decision – The CHA Board of Directors, the final deciding body will review the application and recommendation of the ARC and render one of the decisions listed below. (Note: In the event that the CHA Board of Directors fails to approve or disapprove the application within 30 days after the application has been submitted to the CHA Board of Directors, approval shall not be required and the application will be approved.)

APPROVED: The application is approved as submitted.

APPROVED WITH CONDITIONS: The overall proposal is accepted, but with certain specified changes, limitations or requirements that must be followed.

NOT APPROVED: The application is denied. The owner can appeal to the CHA Board of Directors within 15 business days of their decision. (See the Appeal Process section for details.)

ADDITIONAL INFORMATION REQUIRED: The CHA Board of Directors has determined that additional information is needed. In this case, the entire process begins again once the property management office receives the requested information. The owner should follow the same submission procedure as before. The ARC will act swiftly on all re-submissions.

The applicant will be notified of the CHA Board of Directors' decision in writing within 5 business days.

- 3.6 Project Review - The ARC reserves the right to visit your project and inspect your improvement(s). This will be done to ensure that the application details were followed and to learn anything that may help other residents to more easily complete similar projects.

Once work has begun on an approved application, it must be completed within 90 days. Applications are valid for one (1) year from the date of approval.

4. The Appeal Process

- 4.0 Overview – If the application is not approved or is approved with conditions that the applicant feels are detrimental to the project, the applicant may appeal the CHA Board of Directors’ decision.
- 4.1 Appeals Board - The Appeals Board will include all CHA Board Members who do not sit on the ARC. Members of the ARC who are Board Members shall be deemed to have recused themselves under these procedures.
- 4.2 Appeal Content Requirement - The appeal must be in writing and must identify and discuss which of the decisions of the CHA Board of Directors or conditions of approval are being appealed and must contain additional specific information in support of a reversal, including the identification of any provision of the CHA or Architectural rules which the appellant believes has been violated.
- 4.3 Timing - Appellant has 30 days from the date of the notice of the CHA Board of Directors’ decision to file a written request with the CHA Board of Directors for an appeal. Failure to do so will result in the exhaustion of all rights of appeal.
- 4.4 Review - The Appeals Board may review all findings of fact, staff reports, minutes of ARC meetings, minutes of CHA Board of Directors meetings, and materials submitted by any party regarding the application. The Appeals Board, at its discretion, can seek further information through formal or informal discussions with the ARC, CHA Board of Directors, its advisors, the applicant, or any other party.

The Appeals Board may consider any aspect of Appellant’s project, not just issues raised in the appeal. In rendering its decision, the Appeals Board normally will do one of the following:

UPHOLD THE ORIGINAL DECISION: Uphold the original decision of the ARC Board of Directors or require enforcement of the conditions of approval.

OVERTURN THE DECISION: Overturn the decision of the CHA Board of Directors and impose different conditions of approval.

RETURN THE PROJECT: Return the project to the ARC and CHA Board of Directors for further consideration.

CATEGORICALLY DENY THE PROJECT: Categorically deny the project as unacceptable in its present form.

- 4.5 Hearing(s) - At the ARC Board of Directors' discretion, the Appellant or his/her representative may make a presentation of the Appellant's position, such presentation not to exceed 15 minutes.
- 4.6 Written Decision - The Appeals Board's decision shall be in writing and will be rendered within 30 days of the date of the meeting of the CHA Board of Directors at which appeal is received or the Appellant's presentation under Section 4.5 above.

5. Permitting

- 5.1 Overview - As it relates to unit/home construction projects the Conquistador community falls under the jurisdiction of the Martin County Building Department. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

As a general guide, please use the quick reference below. However, when determining whether a building permit is required, refer to Section 105 of the Florida Building Code (FBC) or consult directly with the Martin County Building Department at (772) 288-5916. Additional information can also be found on-line at <https://www.martin.fl.us/building>

Projects that **DO** require a permit:

Typical projects include, (but are not limited to):

- Additions / Alterations
- Ceiling fans / Lights (new circuit)
- Change of Use or Occupancy to a Building or Specific Tenant Space
- Decks
- Electrical panels, Circuits
- Fences and Pool Barriers
- Fireplace and Fireplace Inserts
- Garage and carport conversions
- Gas lines
- Heating and cooling systems

- Kitchen and bathroom remodels
- Outdoor kitchens
- New homes and buildings
- Patios and/or Patio covers and Roofs
- Photovoltaic (solar) systems
- Racking
- Reroofing
- Retaining and seawalls
- Room additions
- Screen rooms and enclosures
- Sheds
- Shower or tub enclosure replacements
- Siding/Stucco
- Signs
- Skylights
- Solar for swimming pools and water heaters
- Swimming pools and spas
- Tenant improvements
- Termite / Dry rot repairs
- Water heaters (installation and replacement)
- Water service
- Whole house fans
- Window replacements

Projects that **DO NOT** require a permit:

Typical projects include, (but are not limited to):

Gas:

- Portable heating appliance.
- Replacement of any minor part that does not alter equipment or make such equipment unsafe.

Mechanical:

- Portable heating appliance.
- Portable ventilation equipment.
- Portable cooling unit.
- Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
- Replacement of any part that does not alter its approval or make it unsafe.
- Portable evaporative cooler.
- Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
- The installation, replacement, removal, or metering of any load management control device.

Plumbing:

- The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
- The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

Emergency repairs:

- Where equipment replacements and repairs must be performed in an emergency, the permit application shall be submitted within the next working business day to the building official.

Minor repairs:

- Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include: the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

General:

- Painting, papering, flooring, and similar finish work.
- Cabinetry
- Repair of toilets, sinks and faucets
- Appliance replacement (plug in)
- Home playgrounds

Who Can Apply for a Permit:

The Building Department may only issue permits to Contractors and

qualifying Owner/Builders pursuant to Florida Statute. An Owner/Builder must qualify in order to be eligible to receive a building permit in lieu of a Licensed Contractor.

Permits Requiring Plan Review:

For permits requiring plan review, the building department will begin your permit process, review your application, and route your package to plan review. Once the plans are approved for permit by all applicable departments, the building department will issue the permit and commence the field inspection process.

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn: Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: _____

Project Property Address: _____

Phone: _____ Email: _____

Is this a resubmittal? ☐ Yes ☐ No Is this an emergency requiring expedited handling? ☐ Yes ☐ No

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar – Hot Water | <input type="checkbox"/> Solar – Pool Heating | <input type="checkbox"/> Solar – Photovoltaic |

* Paint Specifics – Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|---|---|
| <input type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Anticipated Commencement Date: _____ Anticipated Completion Date: _____

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: _____ Date: _____

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: _____ By: _____

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) _____

Approved by ACB Date: _____ By: _____

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____

HOUSE/TRIM COLORS


NOTES: WHITE IS CONSIDERED APPROPRIATE FOR BOTH HOUSE AND/OR TRIM. GARAGE DOOR MUST MATCH TRIM WHICH INCLUDES ROOF COLOR. NO MULTI COLOR GARAGE DOORS, SOLID COLORS ONLY.

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6511	SNOWDROP	
HOUSE & TRIM	SHERWIN-WILLIAMS	SW7004	SNOWBOUND	
TRIM	SHERWIN-WILLIAMS	SW 6518	SKI SLOPE	
HOUSE	SHERWIN-WILLIAMS	SW 6519	HINTING BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6520	HONEST BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6756	CRYSTAL CLEAR	
HOUSE	SHERWIN-WILLIAMS	SW 6483	BUOYANT BLUE	
HOUSE	SHERWIN-WILLIAMS	SW 6630	POSY	
HOUSE	SHERWIN-WILLIAMS	SW 6631	NAÏVE PEACH	
TRIM	SHERWIN-WILLIAMS	SW 6637	ORGANZA	
HOUSE	SHERWIN-WILLIAMS	SW 6638	FLATTERING PEACH	
HOUSE	SHERWIN-WILLIAMS	SW6624	PEACH BLOSSOM	
HOUSE	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
HOUSE	SHERWIN-WILLIAMS	SW 6687	LANTERN LIGHT	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6378	CRISP LINEN	
TRIM	SHERWIN-WILLIAMS	SW 7004	SNOWBOUND	
HOUSE	SHERWIN-WILLIAMS	SW 6735	MINTED	
HOUSE	SHERWIN-WILLIAMS	SW 6742	LIGHTER MINT	
TRIM	SHERWIN-WILLIAMS	SW 6714	CILRINE	
HOUSE	SHERWIN-WILLIAMS	SW 6728	WHITE WILLOW	
HOUSE	SHERWIN-WILLIAMS	SW 7063	NEBULOUS WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 7064	PASSIVE	
HOUSE	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6246	NORTHSTAR	
TRIM	SHERWIN-WILLIAMS	SW 6273	NOUVELLE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6274	DESTINY	
HOUSE	SHERWIN-WILLIAMS	SW 6275	FASHONABLE GRAY	
HOUSE	SHERWIN-WILLIAMS	SW 6276	MYSTICAL SHADE	
HOUSE & /TRIM	SHERWIN-WILLIAMS	SW 7070	SITE WHITE	
HOUSE	SHERWIN-WILLIAMS	SW6064	RETICENCE	
HOUSE	SHERWIN-WILLIAMS	SW 6098	PACER WHITE	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW 6099	SAND DOLLAR	
HOUSE	SHERWIN-WILLIAMS	SW 6100	PRACTICAL BEIGE	
TRIM	SHERWIN-WILLIAMS	SW 6063	NICE WHITE	
TRIM	BENJAMIN MOORE		SATIN WHITE	
HOUSE	SHERWIN-WILLIAMS	SW 6064	RETICENCE	
TRIM	SHERWIN-WILLIAMS	SW 6066	SAND TRAP	
TRIM	SHERWIN-WILLIAMS	SW 6067	MOCHA	
TRIM	SHERWIN-WILLIAMS	SW 6068	BREVITY BROWN	
TRIM	SHERWIN-WILLIAMS	SW 6069	FRENCH ROAST	
HOUSE	SHERWIN-WILLIAMS	SW7568	NEUTRAL GROUND	
TRIM	SHERWIN-WILLIAMS	SW7532	URBAN PUTTY	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
HOUSE	SHERWIN-WILLIAMS	SW6098	PACER WHITE	
HOUSE	BEHR		FROSTED SAGE SATIN	
HOUSE	BENJAMIN MOORE		COLLINGWOOD	
TRIM	BENJAMIN MOORE		SUPER WHITE	

HOUSE/TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
HOUSE	SHERWIN-WILLIAMS	SW7006	EXTRA WHITE	
TRIM	SHERWIN-WILLIAMS	SW7531	CANVAS TAN	
HOUSE	SHERWIN-WILLIAMS	SW7562	ROMAN COLUMN	
TRIM	SHERWIN-WILLIAMS	SW7619	TEAKWOOD	
WINDOW TRIM	SHERWIN-WILLIAMS	NaN	MEDIUM BRONZE	
HOUSE	SHERWIN-WILLIAMS	CUSTOM	CONQUISTADOR CREAM	SEE SPEC SHEET

DRIVEWAY COLORS

NOTE: ADDITIONAL DRIVEWAY COLORS HAVE BEEN USED BUT NOT RECORDED. PLEASE CHECK WITH ARC BEFORE PAINTING UNLESS YOU HAVE ALREADY BEEN APPROVED.

DRIVEWAY	SHERWIN-WILLIAMS	HC157	SANDSTONE	
DRIVEWAY	SHERWIN-WILLIAMS	HC149	SIBERIAN HAZE	
DRIVEWAY	SHERWIN-WILLIAMS	SW 7071	GRAY SCREEN	
DRIVEWAY	SHERWIN-WILLIAMS	HC140	GRAY	
DRIVEWAY	BENJAMIN MOORE	2096-50	CAPPUCCINO	

DOOR COLORS

NOTES: DOORS ARE CONSIDERED TO BE TRIM, SEE TRIM COLORS

COLOR TYPE	MANUFACTURER	NUMBER	NAME	COLOR
DOOR	SHERWIN-WILLIAMS	SW6300	BURGUNDY	
DOOR	SHERWIN-WILLIAMS	SW 6594	POINSETTIA	
DOOR	SHERWIN-WILLIAMS	SW 7588	SHOW STOPPER	
DOOR	SHERWIN-WILLIAMS	SW 6686	LEMON CHIFFON	
DOOR	SHERWIN-WILLIAMS	SW 7072	ONLINE	
DOOR	SHERWIN-WILLIAMS	SW 6065	BONA FIDE BEIGE	
TRIM & DOOR	SHERWIN-WILLIAMS	SW2077	TUDOR BROWN	
DOOR	SHERWIN-WILLIAMS	SW6204	SEA SALT	
DOOR	SHERWIN-WILLIAMS	SW 6212	QUIETUDE	
DOOR	SHERWIN WILLIAMS	SW6274	DESTINY GRAY	
DOOR	SHERWIN-WILLIAMS	SW 6721	ENLIGHTENED LIME	
DOOR	SHERWIN-WILLIAMS	SW0040	ROYCROFT ADOBE	
DOOR	SHERWIN-WILLIAMS	SW7614	ST. BARTS	
DOOR	SHERWIN-WILLIAMS	SW 6487	CLOUDBURST	
DOOR	SHERWIN-WILLIAMS	SW0040	BLUEBIRD FEATHER	

Paint Colors to be Used for Condominiums

- 1. All stucco on the entire outside of the building, including front walls and inside courtyard walls, should be painted Roman Column SW7562.**
- 2. All wood below the living room and guest room windows on floors 1 & 2 only, will be painted Canvas Tan SW7531 except for window sill & trim (see below).**
- 3. The front door A frames, the front wall partitions and gates, all wood around the inside and outside atrium screens on the front and back of the buildings should also be Canvas Tan SW7531.**
- 4. Medium Bronze will remain on all metal around all windows, sliders and on ALL wood trim around the windows, screens and sliders of each unit.**
- 5. The wood corner only of the lanai on floor 3, should be painted the color of the mansard for that building. That is either Mexican Sand SW7519 or Moth wing SW9174. The mansards on Buildings 1,2,4,5,6,7,9,11 & 12 are Mexican Sand SW7519. The mansards on Buildings 3,8 & 10 are Moth wing SW9174, along with the Clubhouse and gatehouse mansards. All the metal trim on all mansards should be painted Teakwood SW9619.**
- 6. The color choices for the inside and outside of the Wood Front doors for all buildings, except building 3 & 6, are SW0020 Peacock Plume, SW0040 Raycroft Adobe and SW7614 St. Barts. The A frames around the doors, must be Canvas Tan SW7531 on all buildings, including buildings 3 & 6.**
- 7. The back atrium doors on Buildings 3 & 6 must be Canvas Tan. The back atrium doors on the other buildings can be either the color chosen for their front door or Canvas Tan. All doors on the sides and the exterior hallway doors of all buildings should only be Canvas Tan.**
- 8. The exterior of the atrium ceiling screen wood should be painted Canvas Tan whenever the interior of that ceiling screen is painted.**
- 9. Satin paint should be used for all colors.**

If anyone has questions pertaining to the above instructions, please contact a member of the Architectural Review Committee (listed below) for further explanation.

Many thanks!

Architectural Review Committee members:

Renee Drentkiewicz

Suzie Heimburger

Lynn Trudel

Donna Sikora

Anthony Thomas

Lori Thor



① Body ② Body 2 ③ Body 3 ④ Wall ⑤ Accent ⑥ Fascia ⑦ Roof ⑧ Soffit ⑨ Window Trim

SW 7562
Roman Column (IO)

① ② ③ ④

SW 7531
Canvas Tan

⑤

SW 9619
Teakwood

⑥ ⑧

SW 7519
Mexican Sand

⑦

NaH
Medium Bronze

⑨

Scott Oster

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- 1

Body

2

Body 2

3

Body 3

4

Wall

5

Accent

6

Fascia

7

Roof

8

Soffit

9

Window Trim

1

2

3

4

SW 7562

Roman Column (10)

SW 7531

Canvas Tan

SW 9619

Teakwood

SW 7510

Mexican Sand

NA1

Medium Bronze

5

6

7

8

9

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① Body ② Wall ③ Roof ④ Soffit

SW 7562
Roman Column (10)

① ②

SW 7519
Mexican Sand

③

SW 9619
Teakwood

④

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① Siding ② Trim

SW 7562
Roman Column (10)

SW 7531
Canvas Tan

①

②

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FPL Bollard Lighting Project

In considering lighting for the property on the west side of St Lucie Blvd, the Lighting Committee also considered lighting for the property on the east side of St Lucie Blvd. Initially, the same lighting that will be used on the west side of property was considered, but the Committee determined that it would produce too much light for that area. We have star watchers and residents who watch launches, and that lighting would interrupt those activities. Therefore, alternative lighting fixtures were examined, and the Committee decided upon concrete bollard lights. See attached.

Bollard light specifications:

- Made of black concrete
- 71" in length, 30" of which is buried underground so 41" is above ground
- 3000K which is a warmer, more yellowish light
- 40 Watts
- Have a light radius of about 40"

With the help of FPL, a photometric drawing was done of the bollard placement. See attached. The optimal number of bollard lights was 12 with 8 of which along St Lucie Blvd and 4 along the walkway to the dock.

The bollard lighting along St Lucie Blvd would create a much-needed border along the easement to distinguish between county land and Conquistador land. Currently, vehicles pull onto our property probably unaware that the land belongs to Conquistador. In addition, people from surrounding areas wander onto the Plaza land and usually end up on the dock. Plantings such as pink Muhly grass between and around the bollards and the bollards themselves would create a natural border which would deter the public from coming onto Conquistador land.

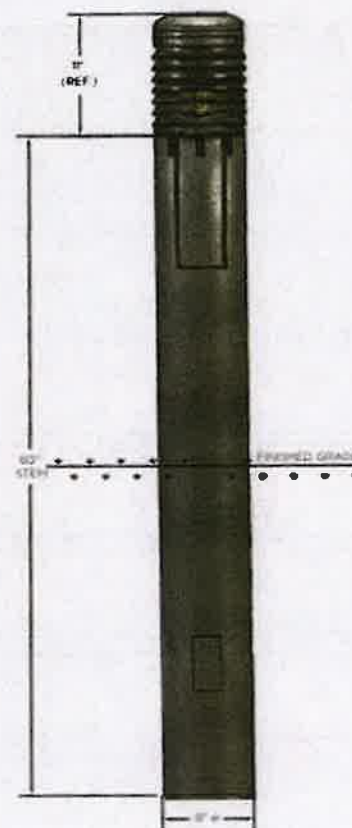
Bollard Lighting Costs:

- Initial buy in cost to FPL \$8443.86
- Monthly cost \$517.07 which is \$1.51 per resident per month

The Lighting Committee voted unanimously at the 4/29 meeting to move forward with the FPL Bollard Lighting project.

STRESSCRETE LIGHTED BOLLARD

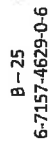
Standard Walkway LED Bollard



KLCS Concrete Lighted Bollard
(Park Walkway Rendering)

Bollard Specifications:

- » **IES Class:** Type V
- » **Wattage:** 40W
- » **Lumen Output:** 475 Lumens
- » **BUG Rating:** B0-U1-G0
- » **CCT:** 3000K
- » **Control:** Integrated Photocell for Dusk to Dawn On/Off Functionality
- » **Concrete Color:** Eclipse Black (Light Etch)
- » **Coating:** Black Tint Acrylic



- FPL TO INSTALL #6DPX AT ALL LOCATIONS UNLESS OTHERWISE NOTED

- FPL TO INSTALL ALL CONDUIT AND HHS
- BORING TO BE PERFORMED AT ALL LOCATIONS
- PERMITTING WILL BE REQUIRED

-CHECK VOLTAGE – CONVERT 480V TO 120V OR 240V* ON 480V CIRCUITS, CHANGE THE RELAY PRIOR TO INSTALLING THE LIGHTS. VERIFY THE SOURCE AND AMOUNT OF LIGHTS ON THAT RELAY. CONTACT THE FPL PL TO ASSIST WITH THIS PROCESS.

PROCESS.
-CUSTOMER TO CONTACT FPL PLAND COORDINATE STAKING OF ALL LOCATIONS PRIOR LED INSTALLATIONS. CUSTOMER IS RESPONSIBLE FOR ANY RESTORATION REQUIRED.

FPLD REPRESENTATIVE: MAX IVEY

AS-BUILT CREW PRINT										AS-BUILT COPY																			
PROPERTY ADDRESS					CITY					PROPERTY IDENTIFICATION					DATE					DRAWING NO.					SHEET NO.				
ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE U.S. ARMY. IT IS TO BE USED FOR THE PURPOSES AUTHORIZED BY THE U.S. ARMY. IT IS TO BE KEPT IN THE ORIGINAL FORM AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.										811 CONQUISTADOR HOA INC INS (12) BOLLARDS 1800 S 5TH LUCIE BLVD DALLAS, TX 75201										04/07/25 2 OF 2 E									
EXPLOSION? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TRUE WORK? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>										Survey/State? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> CT/Special Mtr? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>										Work with SMOT/Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> State Road <input type="checkbox"/> FWA <input type="checkbox"/>									
City <input type="text"/> WMO <input type="text"/> RR Xing <input type="text"/> Country Rd. <input type="text"/>										County Air <input type="text"/> State Road <input type="text"/>										DR. DIST. <input type="text"/> Transm. <input type="text"/>									
Requester's Name <input type="text"/> Requester's Title <input type="text"/> Requester's Unit <input type="text"/> Requester's Phone <input type="text"/>										YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>										YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>									
Request Contact Transferred? <input type="checkbox"/>										YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>										YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>									
POLE LINE FEET <input type="text"/> 0'										DUCT BANK FT. <input type="text"/> 0'										TRENCH FT. <input type="text"/> 0'									
POLE LINE FT. ON TRANSFER. POLES <input type="text"/> 0'										Wire Pulling? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>										Piled Boring? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>									
TRANSFER MODEL NO. <input type="text"/>										SCALE: N.T.S.										1" = 10'									
WR <input type="text"/>										SCALE: N.T.S.										1" = 10'									
WR <input type="text"/>										SCALE: N.T.S.										1" = 10'									



Conquistador

Homeowners' Association, Inc.

April 28, 2025

Edward Henry
1812 SE Camino Real Ave
Stuart, FL 34996

CC: Conquistador HOA Executive Committee

Dear Mr. Henry,

It has come to the attention of Conquistador Homeowners' Association, Inc. (CHA) that a violation of our Rules and Regulations has occurred. This letter constitutes the first formal notice of the violation.

Your motorcycle was not parked in your garage when not in use (starting 4/25/25 until 4/27/25). See attached pictures.

Page 8 of section II subsection F. 4. c. of the Conquistador HOA Rules & Regulations states, '*Motorcycles must be parked inside of garage areas when not in use.*'. The CHA Rules & Regulations are attached to be referenced.

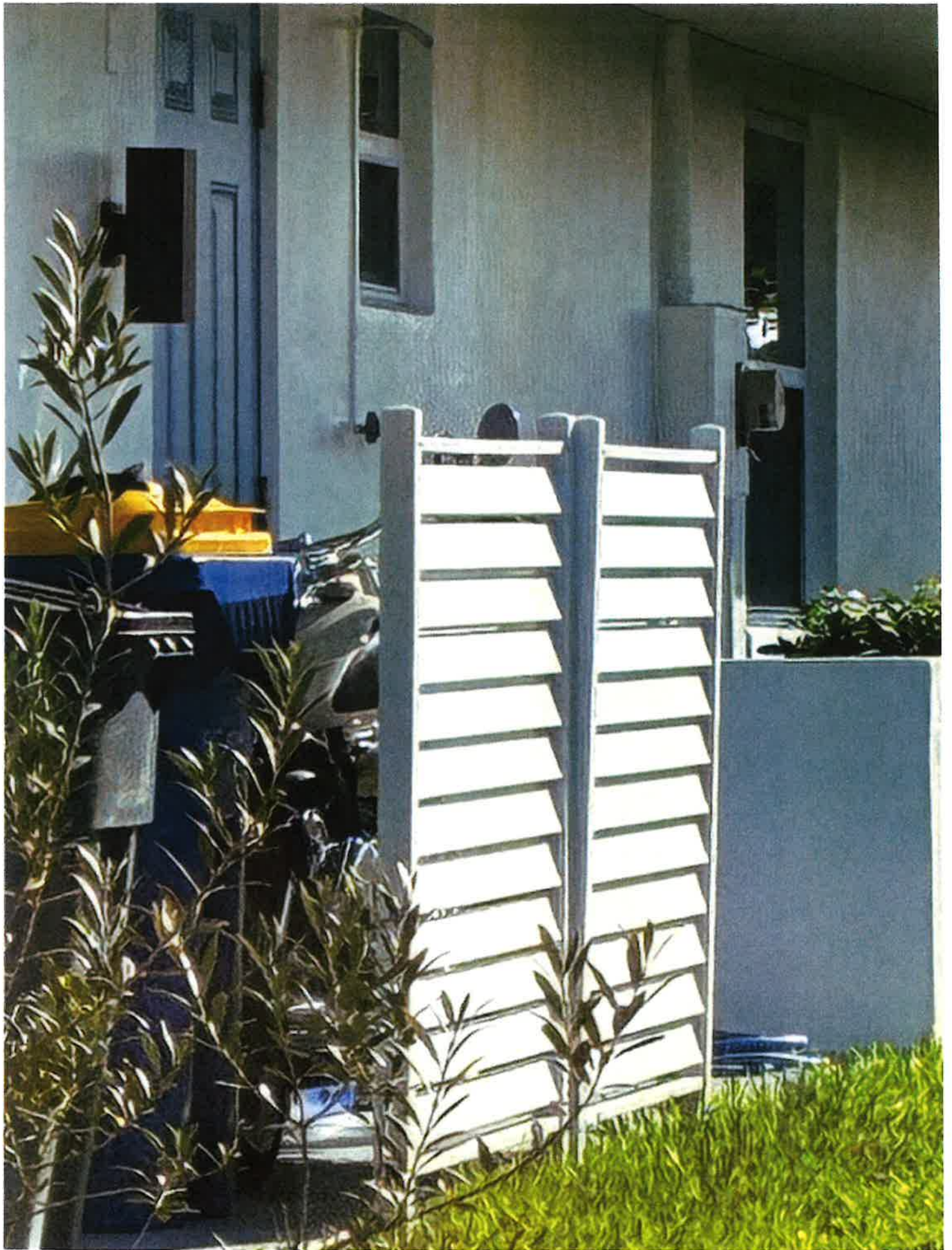
Per Section II.B.1.b.(I) on page 4, if you feel you have been wrongly or unjustly charged with this violation, within fourteen days after receipt of this notification, you may submit, in writing, a protest to the CHA Board of Directors stating the reasons your Board feels you have not committed the violation. In that case, every effort will be made by the CHA Board of Directors to resolve the matter with your Board. Per Section II.B.1.b.(II) on page 4, should no protest be filed, the allegations in this notice of violation shall be considered true and taken as if confessed, and the fining process will begin according to Section II.1.b.(III)-(V) on page 4, Section II.B.2 on page 5, and Section II.B.3 on page 5.

Contact me if you have any questions or concerns about this matter.

Sincerely,



Bonnie Guenther, LCAM
Property Manager
Office: 772-283-2363 Ext 101
E mail: manager@conquistadorliving.com







Received 5/6/25

BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant:

Conquistador Condo 1

Project Property Address:

1800 SE St. Lucie Blvd

Phone:

609-335-5250

Email:

Vaughanpam@comcast.net

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☒ Yes ☐ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input checked="" type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: Front entrance and rear Manufacturer: Canvas tan - SW 7531
Screening areas - Sherwin Williams

Please check and attach appropriate items as necessary:

- | | |
|---|---|
| <input type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Approved color

Additional Information:

Replace any rotted wood, paint and re screen.

Anticipated Commencement Date: 5/19/25

Anticipated Completion Date: 6/1/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: *[Signature]*

Date: 5/6/25

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 5/5/25

Recommended by ARC

Date: 5/6/25

By: *[Signature]*

Recommended by ARC with Conditions Date: _____

By: _____

Not Recommended by ARC

Date: _____

By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB): 5/6/25

Approved by ACB

Date: 5/6/25

By: *[Signature]*

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s) _____

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.fl@gmail.com
+1 (772) 256-7278



Bill to

Pam Vaughan Conquistador President

Estimate details

Estimate no.: 1066

Estimate date: 04/29/2025

#	Date	Product or service	Description	Amount
1.		Front entrance repair/replace	<p>Remove the screened portions of front entrance.</p> <p>Remove and replace damaged wood above front entrance from conduit up all the way to the top. Remove approximately two rotten horizontal members from the bottom left and right side of door. Replace with new pressure treated members. (Does not include other horizontal members on either side of door which are in good condition.)</p> <p>Repair all other damaged wood with a high quality filler.</p> <p>Replace existing electrical conduit,two jelly jar lights, and one hanging light fixture with new fixtures provided by customer.</p> <p>Prep for paint.</p> <p>Paint all wood in the new entryway in a color to be determined by customer.</p> <p>Re-screen all areas where existing screens were removed.</p> <p>All materials included in price. (light fixtures provided by customer)</p> <p>**NOTE: This is a continuation of work from a larger project and would be included in that scope of work*</p>	

ESTIMATE

Down East Contracting LLC
3472 NE Savannah Rd Ste 207
Jensen Beach, FL 34957

downeastcontracting.fl@gmail.com
+1 (772) 256-7278



Bill to

Pam Vaughan Conquistador President

Estimate details

Estimate no.: 1069

Estimate date: 05/05/2025

#	Date	Product or service	Description	Amount
1.		Re-screen and paint	Remove existing screens from back door areas as specified by customer. Prep and paint back door area. Re-screen areas where old screens were removed	
Total				

Accepted date

Accepted by



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Alma Perez	
Jensen Beach Insurance		PHONE (A/C, No, Ext): (772) 334-3347	FAX (A/C, No): (772) 334-3348
1514 NE Jensen Beach Blvd.		E-MAIL ADDRESS: alma@jensenbeachins.com	
Jensen Beach FL 34957		INSURER(S) AFFORDING COVERAGE	
INSURED		INSURER A: MESA UNDERWRITERS SPECIALITY INSURANCE	
Down East Contracting LLC		INSURER B:	
3472 NE SAVANNAH RD		INSURER C:	
STE 207		INSURER D:	
Jensen Beach FL 34957		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			VBFLF-J	06/20/2024	06/20/2025	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 10,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						DEDUCTIBLE \$ 1000
	<input type="checkbox"/> OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	UMBRELLA LIAB						PROPERTY DAMAGE (Per accident) \$
	EXCESS LIAB						
	<input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	<input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input type="checkbox"/> N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

REMODELING, CONTRACTOR

CERTIFICATE HOLDER**CANCELLATION**

Conquistador homeowner Condo
Units 1-12
1800 SE SAINT LUCIE
STUART FL 34996

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ALMA PEREZ



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW **
CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 2/6/2024

EXPIRATION DATE: 2/5/2026

PERSON: JOSEPH I FARRELL JR

EMAIL: DOWNEASTMANAGEMENT@GMAIL.COM

FEIN: 932172327

BUSINESS NAME AND ADDRESS:

DOWN EAST CONTRACTING LLC

1924 NE AVENIDA DRACAENA

JENSEN BEACH, FL 34957

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01867436

QUESTIONS? (850) 413-1609

Received 5/13/25
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn: Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Building 1 Gall Mitchell Treasurer

Project Property Address: _____

Phone: 815-501-5455

Email: jandgmitchell@hotmail.com

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☒ Yes ☐ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|---|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input checked="" type="checkbox"/> Driveway Walkway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Contract to be signed week of May 12th
Paving of entry into building, remove red brick, replace with 12X24 metropolis porcelain tiles

Anticipated Commencement Date: Nov 2025

Anticipated Completion Date: Dec 2025

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Lail Mitchell Date: 5-12-2025

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: _____ By: _____

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) _____

Approved by ACB Date: _____ By: _____

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



FLOORS DIRECT
FLOORSDIRECTINC.COM
1701 NW FEDERAL HIGHWAY
STUART, FL 34994
Telephone: 772-692-4722 Fax: 772-692-2562

Page 1

ES5S6670

ESTIMATE

Sold To	Ship To
CONQUISTADOR CONDO BLDG 1, GAIL & JOHN MITCHELL 1800 SE ST LUCIE BLVD BUILDING 1	CONQUISTADOR CONDO BLDG 1, GAIL & JOHN MITCHELL 1800 SE ST LUCIE BLVD BUILDING 1

Quote Date	Tele #1	PO Number	Quote Number
05/10/25	815-501-5455	ATRIUM TILE-SIDEWALK	ES5S6670

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
1MEP11S	METROPOLIS BEIGE ANTI-SLIP PKG. INFO: 15.50 SF/CT 127 BOXES	METROPOLIS BEIGE ANTI-SLIP	1,968.50 SF	3.29	6,476.37
TO BE INSTALLED IN ATRIUM 1ST FLOOR, 2ND FLOOR, 3RD FLOOR & OUTSIDE SIDEWALK 6 BOXES ARE BEING USED FOR TILE BASE INSIDE AND OUT					
THIS ITEM IS SPECIAL ORDER MERCHANDISE. SPECIAL ORDER MATERIALS ARE NON-RETURNABLE AND DEPOSITS ARE NON-REFUNDABLE.					
JAMO-LHT	CUSTOMBLEND LHT PKG. INFO: 44 LB BAGS	TILE MORTAR	98.00 EA	22.98	2,252.04
PRISM SCG	PRISM SINGLE COMPONENT GROUT 1 GALLON PKG. INFO: 2 GALLONS PER BOX PREMIUM GROUT	TO BE DETERMINED	4.00 BOX	179.90	719.60
TSPACE-DL	SPACERS (100 PCS/BAG) PKG. INFO: 100 PCS/BAG (1,600	1.5 MM (NOMINAL 1/16" GROUT LINE)	44.00 EA	15.00	660.00
ESA100.414	10MM ALUMINIUM STRAIGHT EDGE 2.5M - BATHSTONE	10MM ALUMINIUM STRAIGHT EDGE 2.5M - BATHSTONE	6.00 EA	29.99	179.94
USE FOR EXTERIOR SIDEWALK TO PROTECT EDGE OF TILE					
THIS ITEM IS SPECIAL ORDER MERCHANDISE. SPECIAL ORDER MATERIALS ARE NON-RETURNABLE AND DEPOSITS ARE NON-REFUNDABLE.					
FREIGHT TO FLOORS DIRECT			1.00 EA	250.00	250.00
LABOR TO INSTALL TILE			1.00 EACH	13,257.00	13,257.00
EAT120.81	12MM X 13MM ALUMINIUM ANGLE TRIM 2.7M - MATT SILVER	12MM X 13MM ALUMINIUM ANGLE TRIM 2.7M - MATT SILVER	4.00 EA	29.99	119.96

— 05/10/25 —

12:09PM —

Sales Representative(s):
ERIC TUDOR

Material: 10,407.91
Service: 13,507.00
Misc. Charges: 0.00
Sales Tax: 728.55
Misc. Tax: 0.00

SUBJECT TO FINAL MEASURE. MATERIALS MUST BE PAID IN FULL 48 HOURS PRIOR TO INSTALLATION. NO RETURNS ON SPECIAL ORDERS. SEE MFG FOR CARE & WARRANTY INFO.

ESTIMATE TOTAL: \$24,643.46

FLOORS DIRECT
FLOORSDIRECTINC.COM
1701 NW FEDERAL HIGHWAY
STUART, FL 34994
Telephone: 772-692-4722 Fax: 772-692-2562

Page 2

ES5S6670

ESTIMATE

Sold To		Ship To	
CONQUISTADOR CONDO BLDG 1, GAIL & JOHN MITCHELL 1800 SE ST LUCIE BLVD BUILDING 1		CONQUISTADOR CONDO BLDG 1, GAIL & JOHN MITCHELL 1800 SE ST LUCIE BLVD BUILDING 1	
Quote Date	Tele #1	PO Number	Quote Number
05/10/25	815-501-5455	ATRIUM TILE-SIDEWALK	ES5S6670

Inventory	Style/Item	Color/Description	Quantity	Units	Price	Extension
USE AT EXTERIOR (7) DOORS AROUND ATRIUM						

LABOR:

REMOVE/DISPOSE 1696 SF OF BRICK @ \$3.00 SF	\$ 5,088.00
REMOVE 235 LF OF BRICK BASE @ \$1.00 LF	\$ 235.00
CUT/INSTALL 235 LF OF 4" TILE BASE @ \$2.00 LF	\$ 470.00
INSTALL 1,866 SF OF TILE @ \$4.00 SF	\$ 7,464.00
FLOOR PREP: TIME AND MATERIALS	\$ TBD
TOTAL LABOR	\$13,257.00
TOTAL MATERIALS	\$11,386.46
 TOTAL PROJECT	 \$24,643.46

SUBJECT TO KENT AND INSTALLER TO WALK THROUGH JOB
 DRILL HOLES THROUGH WALL AT FLOOR LEVEL FOR THE CORNERS TO DRAIN ON EACH SIDE OF MAIN ENTRANCE
 FLOOR NEEDS TO PITCH FOR DRAINAGE

— 05/10/25 —

12:09PM —

Sales Representative(s):
ERIC TUDOR

Material:	10,407.91
Service:	13,507.00
Misc. Charges:	0.00
Sales Tax:	728.55
Misc. Tax:	0.00

SUBJECT TO FINAL MEASURE. MATERIALS MUST BE PAID IN FULL 48 HOURS PRIOR TO INSTALLATION. NO RETURNS ON SPECIAL ORDERS. SEE MFG FOR CARE & WARRANTY INFO.

ESTIMATE TOTAL: \$24,643.46



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Patriot Growth Insurance Services, LLC 8382 Baymeadows Road, Suite #2 Jacksonville FL 32256	CONTACT NAME: Madelaine Gonzalez PHONE (A/C, No, Ext): (904) 895-4731 FAX (A/C, No): (904) 530-5003 E-MAIL ADDRESS: magonzalez@insuresig.com												
INSURED K & P Capital Inc dba FLOORS DIRECT 1701 NW FEDERAL HWY STUART FL 34994-9631	INSURER(S) AFFORDING COVERAGE <table><tr><td>INSURER A: Main Street America Protection</td><td>NAIC # 13026</td></tr><tr><td>INSURER B: Midvale Indemnity Company</td><td>27138</td></tr><tr><td>INSURER C: Old Dominion Insurance</td><td>40231</td></tr><tr><td>INSURER D: FFVA Mutual Insurance Company</td><td>524210</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER A: Main Street America Protection	NAIC # 13026	INSURER B: Midvale Indemnity Company	27138	INSURER C: Old Dominion Insurance	40231	INSURER D: FFVA Mutual Insurance Company	524210	INSURER E:		INSURER F:	
INSURER A: Main Street America Protection	NAIC # 13026												
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INSURER C: Old Dominion Insurance	40231												
INSURER D: FFVA Mutual Insurance Company	524210												
INSURER E:													
INSURER F:													


COVERAGES**CERTIFICATE NUMBER:** CL2461038062**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			BPG6643B	06/12/2024	06/12/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 500,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	MED EXP (Any one person)	\$ 10,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
EACH OCCURRENCE	\$ 1,000,000																				
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000																				
MED EXP (Any one person)	\$ 10,000																				
PERSONAL & ADV INJURY	\$ 1,000,000																				
GENERAL AGGREGATE	\$ 2,000,000																				
PRODUCTS - COMP/OP AGG	\$ 2,000,000																				
	\$																				
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA00027340	07/31/2024	07/31/2025	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000																				
BODILY INJURY (Per person)	\$																				
BODILY INJURY (Per accident)	\$																				
PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ waived			CUG6643B	06/12/2024	06/12/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 1,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	AGGREGATE	\$ 1,000,000		\$								
EACH OCCURRENCE	\$ 1,000,000																				
AGGREGATE	\$ 1,000,000																				
	\$																				
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	N/A		WC8400795123-2023A	09/07/2024	09/07/2025	<table><tr><td><input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 500,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 500,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 500,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER		E.L. EACH ACCIDENT	\$ 500,000	E.L. DISEASE - EA EMPLOYEE	\$ 500,000	E.L. DISEASE - POLICY LIMIT	\$ 500,000						
<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER																					
E.L. EACH ACCIDENT	\$ 500,000																				
E.L. DISEASE - EA EMPLOYEE	\$ 500,000																				
E.L. DISEASE - POLICY LIMIT	\$ 500,000																				
				N/A																	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Conquistador HOA and Condos I-XII 1800 SE ST LUCIE BLVD BUILDING 1 STUART FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Received 5/9/25
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant:

CONQUISTADOR Bldg 2

Project Property Address:

1800 SE ST. LUCIE BLVD, STUART, FL 34996

Phone:

928-830-4624

Email:

AZCNC@HOTMAIL.COM

COPPER 3013 GOUTWORK.COM

Is this a resubmittal? ☐ Yes ☒ No

Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

☐ Addition / Alteration

☐ Generator

☐ Propane Tank

☐ Decorative Shutters

☐ Hurricane Shutters

☐ Roof

☐ Driveway

☐ Lamp Post / Fixture

☐ Screen Room / Enclosure

☒ Exterior Door

☐ Mailbox/Mailbox Post Color

☐ Siding / Stucco

☐ Fences

☒ Paint* FRONTS

☐ Soffits / Facia

☐ Garage Door

☐ Patio / Deck

☐ Water Features

☐ Garage Screen Door

☐ Pool / Spa Equipment

☐ Window Replacement

☐ Solar - Hot Water

☐ Solar - Pool Heating

☐ Solar - Photovoltaic

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: TINTED GLASS DOORS Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

☐ Initial Plan(s) / Specification(s)

☐ Revised Plan(s) / Specification(s)

☐ Drainage Surface Water Plan

☐ Grading Plan

☐ Color Sample(s)

☐ Texture Sample(s)

Additional Information:

Anticipated Commencement Date: ASAP Anticipated Completion Date: ASAP

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: William F. Olney Date: 5-9-25

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC Date: 5/9/25 By: Renee Duntheim

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB)

Approved by ACB Date: 5/12/25 By: Renee Duntheim

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



Proposal

Monterey Glass Specialists, Inc
851 SE Monterey Road
Stuart Florida 34994
p: 772.283.1999
e: montereyglassspecialists@gmail.com

April 25th, 2025

CONQUISTADOR CONDO BUILDING 2
1800 SE St Lucie Blvd, Stuart, FL 34996

BILL CLOUD
EMAIL: COPPER3013@OUTLOOK.COM
928-830-4624

QTY/ OTHER	DESCRIPTION	WITH PANIC HARDWARE	WITHOUT PANIC HARDWARE
FRONT DOOR ENTRANCE	REMOVE AND REPLACE VESTABULE FRONT ENTRANCE DOORS WITH IMPACT BRONZE MEDIUM STYLE FRAMES. BRONZE 9/16 TINTED IMPACT GLASS BUTTHINGS SURFACE MOUNTED CLOSERS. SIZE APPROX 75" X 93 1/2" WITH PANIC HARDWARE WITH-OUT PANIC HARDWARE (PERMITTING WILL BE AN ADDITONAL\$400.00 FEE)	\$9,250.00 WITH PANIC HARDWARE \$400.00	\$8,250.00 WITHOUT \$400.00
DEPOSIT	50% DEPOSIT 40% UPON MATERIAL ARRIVAL 10% BALANCE DUE AT COMPLETION OF JOB!	\$4,825.00 \$3,860.00 \$965.00	\$4,325.00 \$3,460.00 \$865.00
BALANCE	TOTAL BALANCE	\$9,650.00	\$8,650.00

All material is guaranteed to be (as specified). All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.

Accept Contract (Signature): _____

Date: _____

Ok per Bill Cloud

CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

FLORIDA FARM BUREAU INSURANCE COMPANIES P.O. BOX 147030 GAINESVILLE, FLORIDA 32614-7030	COMPANIES AFFORDING COVERAGES: Company Letter A: Florida Farm Bureau General Ins. Co. Company Letter B: Florida Farm Bureau Casualty Ins. Co.
NAME AND ADDRESS OF INSURED: MONTEREY GLASS SPECIALIST INC 851 SE MONTEREY RD STUART FL 034994	

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN <u>THOUSANDS</u>	
A	General Liability: <input checked="" type="checkbox"/> Commercial General Liability (Occurrence Form) <input type="checkbox"/> Owner's & Contractor's Protective <input type="checkbox"/> Farmer's Personal Liability	SGL 9511816	05/30/24	05/30/25	General Aggregate	\$ 2000
					Products-completed operations aggregate	\$ 2000
					Personal & Advertising Injury	\$ 1000
					Each Occurrence	\$ 1000
					Fire Damage (Any one fire)	\$ 50
					Medical Expense (Any one person)	\$ 5
	Automobile Liability: <input type="checkbox"/> Any auto <input type="checkbox"/> All owned autos <input type="checkbox"/> Scheduled autos <input type="checkbox"/> Hired autos <input type="checkbox"/> Non-owned autos				Combined Single Limit	\$
					Bodily Injury (Per Person)	\$
					Bodily Injury (Per Accident)	\$
					Property Damage	\$
	Excess Liability: <input type="checkbox"/> Umbrella Form <input type="checkbox"/> Other than Umbrella form				Each Occurrence	Aggregate
					\$	\$
	Employers Liability: <input type="checkbox"/> Farm Employer's Liability <input type="checkbox"/> Farm Employee's Medical					\$ (Each Occurrence)
						\$ (Each Employee)
	Other:					\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES: GLASS WORKINGS ADDITIONALLY INSURED BUILDINGS 1-12

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER: CONQUISTADOR HOMEOWNERS ASSOCIATION 1800 SE ST. LUCIE BLVD, STUART, FL 34996	COUNTY CODE <u>56</u> DATE ISSUED <u>08/20/24</u> Served by <u>ST. LUCIE</u> County Farm Bureau <div style="text-align: center;"> DANIEL E NOELKE, LLC <hr style="width: 100%;"/> AUTHORIZED REPRESENTATIVE </div>
--	---

CERTIFICATE OF LIABILITY INSURANCE

Date
12/9/2024

Broker: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insurers Affording Coverage

NAIC #

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurer A: Lion Insurance Company

11075

Insurer B:

Insurer C:

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

SR TR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		GENERAL LIABILITY				Each Occurrence	\$
		<input type="checkbox"/> Commercial General Liability				Damage to rented premises (EA occurrence)	\$
		<input type="checkbox"/> Claims Made <input type="checkbox"/> Occur				Med Exp	\$
						Personal Adv Injury	\$
		General aggregate limit applies per:				General Aggregate	\$
		<input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Products - Comp/Op Agg	\$
		AUTOMOBILE LIABILITY				Combined Single Limit (EA Accident)	\$
		<input type="checkbox"/> Any Auto				Bodily Injury (Per Person)	\$
		<input type="checkbox"/> All Owned Autos				Bodily Injury (Per Accident)	\$
		<input type="checkbox"/> Scheduled Autos				Property Damage (Per Accident)	\$
		<input type="checkbox"/> Hired Autos					
		<input type="checkbox"/> Non-Owned Autos					
		EXCESS/UMBRELLA LIABILITY				Each Occurrence	
		<input type="checkbox"/> Occur <input type="checkbox"/> Claims Made				Aggregate	
		Deductible					
		Workers Compensation and Employers' Liability	WC 71949	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> WC Statutory Limits	OTH-ER
		Any proprietor/partner/executive officer/member excluded? NO				E.L. Each Accident	\$1,000,000
		If Yes, describe under special provisions below.				E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other

Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions:

Client ID: 92-71-254

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Monterey Glass Specialist, Inc.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.

Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.

List of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Object Name:

SUE 03-05-24 (BP)

CERTIFICATE HOLDER

Begin Date: 4/9/2017

CONQUISTADOR CONDO 3

1800 ST. LUCIE ROAD
STUART, FL 34996

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Received 5/14/25
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Michael A Tash

Project Property Address: 3-104

Phone: 609 970 3813

Email: mtashsr@msn.com

Is this a resubmittal? ☐ Yes ☐ No Is this an emergency requiring expedited handling? ☐ Yes ☐ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input checked="" type="checkbox"/> Window Replacement <u>Lana's Doors</u> |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|---|---|
| <input type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Anticipated Commencement Date: 7/1/25 Anticipated Completion Date: 7/4/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: [Signature] Date: 5/14/25

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC Date: 5/15/25 By: Rene Dunthorn
Recommended by ARC with Conditions Date: _____ By: _____
Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB)

Approved by ACB Date: 5/15/25 By: Rene Dunthorn
Approved by ACB with Conditions Date: _____ By: _____
Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



Last Modified Date: 05/12/2025 13:06:06

PO#:

Job Name:

Job Address:

Quote # 8381441

Ship Date:

Sales Person: Logan Delvecchio

Monterey Glass Specialists

ShipTo: MONTEREY GLASS SPECIALISTS INC

Account#: A00874

851 SE MONTEREY ROAD 108506
STUART, FL 34994-4506
Phone# Fax# (772) 283-1919

Customer Sandy Tash

Account #

Conquistador Bldg 3 unit 104

Phone# (609) 970-0294 Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	SGD770 SLIDING GLASS DOOR 770	Ordered: 1.00	<u>Sell Price</u> \$8,706.04	<u>Ext Price</u> \$8,706.04

Configuration: 158.5X80.,BYPASS,4P2T,OXXO,STD,2.5,NARROW,10PB,H/H 7/16,GRAY,ES Max,NO GRID,STD,BVK,ALL



Send Unit: COMPLETE
NOA Selection: 24-1219.08
Pnl/Trk: 4 Panel / 2 Track
Panel Stack: STD
Width: 158.5000
Actual Size: 158 1/2 X 80
Frame Color: 10PB - Bronze
Glass: 7/16" LAMI (3/16 HS - .090 PVB- 3/16 HS)
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Interlayer Type: PVB090
Add HD Stile for DP Upgrade: N
Sill Riser Height: 2.5000
Screen Panel Type: STANDARD
Screen Rail Qty: 1-STD
Handle Color: B - Bronze
Secondary Lock Type: NONE
Keyed Alike: N
Panel Fxd Rlr: STSTEELTM Stainless Steel Tandem
Boxing Options: N - None
TC1: Meets the requirements
TC4: marine turtle protection
NegativeDesignPressure: 60.0000
EnergyStar: NONE
UF: 1.0900
VT: 0.2600
CPD: PGT-K-187-01107-00029

Certification Type: MIAMI
Door Configuration: BYPASS
Panel Configuration: OXXO
Size Selection: CUSTOM
Height: 80.0000
Calc Track Length: 158.5000
Glass Makeup: LMS309S3
Glass Family: LM - Laminated
Glass Color: GR - GRAY
Privacy Glass: NONE - NONE
Grid Type: NONE - NO Grid
Stile: STD/STD
Sill Riser Type: NARROW
Screen Type: BVK - BetterVue Charcoal
Handle Type: RAISED/RAISED
Lock/Handle Location: STD
Key Lock: N
Panel Opr Rlr: STSTEELTM Stainless Steel Tandem
Anchor Group: C.SG6.7.1
CAR#: 24-1219.08
TC3: ordinance for
PositiveDesignPressure: 46.7000
PANumber: FL251
CondensationResistance: 16.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.3600

Location:

Notes:

0002 (2.00)	SGD770 SLIDING GLASS DOOR 770	Ordered: 1.00	<u>Sell Price</u> \$4,136.44	<u>Ext Price</u> \$4,136.44
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Configuration: 87.X80.,BYPASS,2P2T,OX,REV,2.5,NARROW,10PB,H/H 7/16,GRAY,ES Max,NO GRID,STD,BVK,ALL



Send Unit: COMPLETE
NOA Selection: 24-1219.08
Pnl/Trk: 2 Panel / 2 Track
Panel Stack: REV
Width: 87.0000
Actual Size: 87 X 80
Frame Color: 10PB - Bronze
Glass: 7/16" LAMI (3/16 HS - .090 PVB- 3/16 HS)
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Interlayer Type: PVB090
Add HD Stile for DP Upgrade: N
Sill Riser Height: 2.5000
Screen Panel Type: STANDARD
Screen Rail Qty: 1-STD
Handle Color: B - Bronze
Secondary Lock Type: NONE
Keyed Alike: N
Panel Fxd Rlr: STSTEELTM Stainless Steel
Tandem
Boxing Options: N - None
TC1: Meets the requirements
TC4: marine turtle protection
NegativeDesignPressure: 60.0000
EnergyStar: NONE
UF: 1.0900
VT: 0.2600
CPD: PGT-K-187-01107-00029

Certification Type: MIAMI
Door Configuration: BYPASS
Panel Configuration: OX
Size Selection: CUSTOM
Height: 80.0000
Calc Track Length: 87.0000
Glass Makeup: LMS309S3
Glass Family: LM - Laminated
Glass Color: GR - GRAY
Privacy Glass: NONE - NONE
Grid Type: NONE - NO Grid
Stile: STD/STD
Sill Riser Type: NARROW
Screen Type: BVK - BetterVue Charcoal
Handle Type: RAISED/RAISED
Lock/Handle Location: STD
Key Lock: N
Panel Opr Rlr: STSTEELTM Stainless Steel Tandem
Anchor Group: C.SG6.7.1
CAR#: 24-1219.08
TC3: ordinance for
PositiveDesignPressure: 46.7000
PANumber: FL251
CondensationResistance: 16.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.3600

Location:

Notes:

0003
(1.00)

Labor Sliding Glass Door installation

Ordered:
6.00

Sell Price
\$500.00

Ext Price
\$3,000.00

Configuration:

Location:

Notes:

0004
(2.00)

Permitting Martin County

Ordered:
1.00

Sell Price
\$200.00

Ext Price
\$200.00

Configuration:

Location:

Notes:

TOTAL SALE AMT:	\$16,042.48
TOTAL CUSTOMER TAX:	\$0.00
NET SALE AMOUNT:	\$16,042.48

TERMS AND CONDITIONS

Monterey Glass Installers are professional, respectful and will always take great pride and care throughout the installation process. Despite their best efforts, the removal and replacement of windows and/or doors can occasionally and unavoidably result in compromising other construction materials in the immediate vicinity of the opening, usually due to the age or integrity of the surrounding materials.

Work is deemed as the installation by Monterey Glass of the Materials & Labor outlined in this agreement, but expressly excludes the following:

- Repairs to stucco, siding, plaster, drywall or other exterior/interior finishes that are damaged in the ordinary course of the removal and replacement of the existing doors and windows.
- Painting.
- Repairs or replacement of flooring that may be damaged in the removal and/or re-installation process
- The removal and/or re-installation of blinds, shutters, or other window coverings. Monterey Glass does NOT guarantee your existing blinds/window coverings will fit into the new windows and/or doors.
- The removal and/or reconnection of Security Systems or Re-Installation of Security Bars
- Any electrical or plumbing services
- The repair of any pre-existing or latent problems discovered during the course of the removal of existing doors or windows including, but not limited to, rot, mildew, deficient construction or any other conditions that may impact the installation of the window/doors.
- The moving, storage or protection of any of the Customer's furniture.

All surplus materials on the site shall remain the property of Monterey Glass Specialists. Monterey Glass agrees to perform the work diligently, and in a good and workmanlike manner. Monterey Glass will, at all times, maintain the site reasonably free from all rubbish and waste material. Upon completion of the work, Monterey Glass shall leave the site in a reasonably clean condition. The work shall be deemed complete upon installation of the materials.

If the customer fails to pay the full price to Monterey Glass under this contract, or if Monterey Glass is otherwise required to bring an action to enforce its rights under this contract, including but not limited to the filing of any builders' lien, Monterey Glass shall be entitled to recover any and all expenses incurred by Monterey Glass in that regard, including all solicitor and its' own client fees and disbursements on a full indemnity basis incurred by Monterey Glass.

The Contractor agrees to procure all required permits in accordance with all applicable local laws. The Contractor is responsible for knowledge of and compliance with all applicable laws, ordinances, rules, and regulations.

Warranty of windows/doors is provided through PGT Industries directly. Monterey Glass does not provide any form of warranty for installation of PGT Products. All warranty claims for PGT products shall be the responsibility of the customer to procure through the below link.

<https://www.pgtwindows.com/pgt-warranty/>

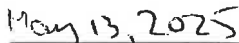
Upon acceptance of this quote by the customer, the customer shall pay Monterey Glass a minimum deposit of fifty percent (50%) of the total purchase price. Upon delivery of the material to our warehouse, the customer shall pay Monterey Glass an additional forty percent (40%) of the total purchase price. Upon completion of installation, passing of the Final County/City Building Inspection & "punch out" of the installation, the customer shall pay Monterey Glass the final ten percent (10%) of the total purchase price.

ACCEPTANCE OF CONTRACT

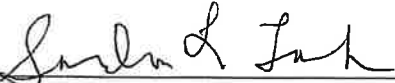
The condition specifications and prices stated on both sides herein are satisfactory and are hereby accepted. The Contractor is authorized to do the work as specified. Payment will be made as outlined above. A copy of this agreement will be furnished to the homeowner upon signing.



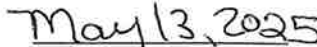
Customer Signature



Date



Contractor Signature



Date

CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER.
THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

FLORIDA FARM BUREAU INSURANCE COMPANIES

P.O. BOX 147030

GAINESVILLE, FLORIDA 32614-7030

NAME AND ADDRESS OF INSURED:

MONTEREY GLASS SPECIALIST INC

851 SE MONTEREY RD

STUART, FL 34994-4506

COMPANIES AFFORDING COVERAGES:

Company

Letter A:

Florida Farm Bureau General Ins. Co.

Company

Letter B:

Florida Farm Bureau Casualty Ins. Co.

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY: <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM) <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE <input type="checkbox"/> FARMER'S PERSONAL LIABILITY	SGL 9511816 34	05/30/2025	05/30/2026	GENERAL AGGREGATE	\$ 2,000
					PRODUCTS-COMPLETED OPERATIONS AGGREGATE	\$ 2,000
					PERSONAL & ADVERTISING INJURY	\$ 1,000
					EACH OCCURRENCE	\$ 1,000
					FIRE DAMAGE (Any one fire)	\$ 50
					MEDICAL EXPENSE (Any one person)	\$ 5
	AUTOMOBILE LIABILITY: <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT	\$
					BODILY INJURY (Per Person)	\$
					BODILY INJURY (Per Accident)	\$
					PROPERTY DAMAGE	\$
	EXCESS LIABILITY: <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE	\$
					AGGREGATE	\$
	EMPLOYERS LIABILITY: <input type="checkbox"/> FARM EMPLOYER'S LIABILITY <input type="checkbox"/> FARM EMPLOYEE'S MEDICAL					\$ (Each Occurrence)
						\$ (Each Employee)
	OTHER:					\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:

SEE FORM CG 20 10 04 13

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER:

CONQUISTADOR CONDO ASSOCIATION

1800 SE ST LUCIE BLVD #3

STUART FL 34996-4298

County Code 56-0 Date Issued 04/22/2025

Serviced by ST LUCIE County Farm Bureau

DANIEL E NOELKE, LLC

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF LIABILITY INSURANCE

Date
12/9/2024

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		

coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

SR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits																
		GENERAL LIABILITY <input type="checkbox"/> Commercial General Liability <input type="checkbox"/> Claims Made <input type="checkbox"/> Occur General aggregate limit applies per: <input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Each Occurrence \$ Damage to rented premises (EA occurrence) \$ Med Exp \$ Personal Adv Injury \$ General Aggregate \$ Products - Comp/Op Agg \$																
		AUTOMOBILE LIABILITY <input type="checkbox"/> Any Auto <input type="checkbox"/> All Owned Autos <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Combined Single Limit (EA Accident) \$ Bodily Injury (Per Person) \$ Bodily Injury (Per Accident) \$ Property Damage (Per Accident) \$																
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> Occur <input type="checkbox"/> Claims Made <input type="checkbox"/> Deductible				Each Occurrence Aggregate																
		Workers Compensation and Employers' Liability Any proprietor/partner/executive officer/member excluded? NO If Yes, describe under special provisions below.	WC 71949	01/01/2025	01/01/2026	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">X</td> <td style="width: 20%;">WC Statutory Limits</td> <td style="width: 10%;">OTH-ER</td> <td style="width: 65%;"></td> </tr> <tr> <td></td> <td>E.L. Each Accident</td> <td></td> <td>\$1,000,000</td> </tr> <tr> <td></td> <td>E.L. Disease - Ea Employee</td> <td></td> <td>\$1,000,000</td> </tr> <tr> <td></td> <td>E.L. Disease - Policy Limits</td> <td></td> <td>\$1,000,000</td> </tr> </table>	X	WC Statutory Limits	OTH-ER			E.L. Each Accident		\$1,000,000		E.L. Disease - Ea Employee		\$1,000,000		E.L. Disease - Policy Limits		\$1,000,000
X	WC Statutory Limits	OTH-ER																				
	E.L. Each Accident		\$1,000,000																			
	E.L. Disease - Ea Employee		\$1,000,000																			
	E.L. Disease - Policy Limits		\$1,000,000																			

Other: **Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions: Client ID: 92-71-254
Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Monterey Glass Specialist, Inc.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.
Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.
List of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Object Name:

SUE 03-05-24 (BP)

CERTIFICATE HOLDER

Begin Date: 4/9/2017

CONQUISTADOR CONDO 3

1800 ST, LUCIE ROAD
STUART, FL 34996

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Kim LoNigro / Lisa Molter
Project Property Address: 1800 SE St. Lucie Blvd, Building 4-207, Stuart, FL
Phone: 646-423-8461 Email: Klonigro70@gmail.com

Is this a resubmittal? Yes ☐ No ☒ Is this an emergency requiring expedited handling? Yes ☒ No ☐

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

Addition / Alteration	Generator	Propane Tank
Decorative Shutters	Hurricane Shutters	Roof
Driveway	Lamp Post / Fixture	Screen Room / Enclosure
Exterior Door	Mailbox/Mailbox Post Color	Siding / Stucco
Fences	Paint*	Soffits / Facia
Garage Door	Patio / Deck	Water Features
Garage Screen Door	Pool / Spa Equipment	Window Replacement
Solar - Hot Water	Solar - Pool Heating	Solar - Photovoltaic

✓ Air Conditioner
- New unit.

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____
Trim Color: _____ Manufacturer: _____
Garage Door Color: _____ Manufacturer: _____
Front Door Color: _____ Manufacturer: _____
Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

✓ Installation Estimate

Initial Plan(s) / Specification(s)	Revised Plan(s) / Specification(s)
Drainage Surface Water Plan	Grading Plan
Color Sample(s)	Texture Sample(s)

Additional Information: This is an emergency A/C installation

Anticipated Commencement Date: 4/22/25 Anticipated Completion Date: 4/22/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: K. L. By Date: 4/21/25

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC Date: 4/25/25 By: Renée Dunthorn
Recommended by ARC with Conditions Date: _____ By: _____
Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB)

Approved by ACB Date: 4/25/25 By: Renée Dunthorn
Approved by ACB with Conditions Date: _____ By: _____
Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____



Treasure Coast Air Conditioning, Inc.

1055 SW Martin Downs Blvd
Palm City, FL 34990

ESTIMATE	#8669
ESTIMATE DATE	Apr 17, 2025
TOTAL	\$7,815.00

LONIGRO (1800-4-207)
178 Melville Rd
Huntington Station, NY 11746

☎ (646) 423-8461
✉ LONIGROK@YAHOO.COM

SERVICE ADDRESS

1800 SE St Lucie Blvd, #4-207
Stuart, FL 34996

CONTACT US

☎ (772) 692-1701
✉ tcacaair@gmail.com

Service completed by: Tyler Walker

ESTIMATE

Services	qty	unit price	amount
2.0 TON RHEEM 16 SEER2 R454B SYSTEM - RH2TY VERTICAL CU-RA15AY24AJ1NALHP 25"Hx33.75"Wx33.75"D AWG-10 AMP-20 AH-RH2TY2417STANNJ 42.5"Hx17.5"Wx21 11/16"D AWG-10 AMP-30 5KW- RXBH-1724C05J-B ARI #215261707	1.0	\$7,330.00	\$7,330.00
Standard Crane Service	1.0	\$400.00	\$400.00
Martin County Permit Permit cost for the cities in Martin County Jurisdiction. This includes all cities except for Stuart and Sewalls Point.	1.0	\$235.00	\$235.00
Installation items Emerson digital thermostat Clean out port for drain line Safety overflow switch Removal of existing equipment Hurricane grade tie downs UV rated armoflex All copper and pvc fittings to complete changeout properly Refrigerant circuit vacuum pumped Job installed to meet codes	1.0	\$0.00	\$0.00
10 YEARS ALL PARTS WARRANTY	1.0	\$0.00	\$0.00

1 YEAR LABOR WARRANTY

Does not include maintenance visits

Please consider maintenance agreement if that has not already been established with us.

Manufacturer requires regular maintenance

Services subtotal: \$7,965.00

Subtotal	\$7,965.00
FPL REBATE	- \$150.00
Tax (No Tax 0%)	\$0.00
Total	\$7,815.00

Thank you for choosing Treasure Coast Air Conditioning. We truly appreciate your business!

For your convenience Please mail checks to: P.O. Box 460, Jensen Beach, FL. 34958 & reference the Name and the Property Address Serviced.

-If you are choosing to pay with a credit card: There will be no additional fee if this transaction takes place with our technician on site. Phoning the office with a Credit Card payment will incur a 3% processing fee.

-Payment is due upon completion of work. Please be aware there is a charge of 1.5% interest per month on late invoices.

Building 4 Approval
K. Moratto
PCA

1 YEAR LABOR WARRANTY

Does not include maintenance visits

Please consider maintenance agreement if that has not already been established with us.

Manufacturer requires regular maintenance

Services subtotal: \$7,965.00

Subtotal	\$7,965.00
FPL REBATE	- \$150.00
Tax (No Tax 0%)	\$0.00
Total	\$7,815.00

Thank you for choosing Treasure Coast Air Conditioning. We truly appreciate your business!

For your convenience Please mail checks to: P.O. Box 460, Jensen Beach, FL. 34958 & reference the Name and the Property Address Served.

-If you are choosing to pay with a credit card: There will be no additional fee if this transaction takes place with our technician on site. Phoning the office with a Credit Card payment will incur a 3% processing fee.

-Payment is due upon completion of work. Please be aware there is a charge of 1.5% interest per month on late invoices.

Building 4 Approval
Kyle Moratt
PCA

**Treasure Coast Air Conditioning, Inc.**

1055 SW Martin Downs Blvd
Palm City, FL 34990

ESTIMATE
ESTIMATE DATE

#8669
Apr 17, 2025

TOTAL

\$7,815.00

LONIGRO (1800-4-207)
178 Melville Rd
Huntington Station, NY 11746

☎ (646) 423-8461
✉ LONIGROK@YAHOO.COM

SERVICE ADDRESS

1800 SE St Lucie Blvd, #4-207
Stuart, FL 34996

CONTACT US

☎ (772) 692-1701
✉ tcacaair@gmail.com

Service completed by: Tyler Walker

ESTIMATE

Services	qty	unit price	amount
2.0 TON RHEEM 16 SEER2 R454B SYSTEM - RH2TY VERTICAL	1.0	\$7,330.00	\$7,330.00
CU-RA15AY24AJ1NALHP 25"Hx33.75"Wx33.75"D AWG-10 AMP-20 AH-RH2TY2417STANNJ 42.5"Hx17.5"Wx21 11/16"D AWG-10 AMP-30 5KW- RXBH-1724C05J-B ARI #215261707			
Standard Crane Service	1.0	\$400.00	\$400.00
Martin County Permit Permit cost for the cities in Martin County Jurisdiction. This includes all cities except for Stuart and Sewalls Point.	1.0	\$235.00	\$235.00
Installation items Emerson digital thermostat Clean out port for drain line Safety overflow switch Removal of existing equipment Hurricane grade tie downs UV rated armoflex All copper and pvc fittings to complete changeout properly Refrigerant circuit vacuum pumped Job installed to meet codes	1.0	\$0.00	\$0.00
10 YEARS ALL PARTS WARRANTY	1.0	\$0.00	\$0.00

Bookkeeper

From: Kimberly LoNigro <klonigro70@gmail.com>
Sent: Monday, April 21, 2025 9:08 AM
To: Bonnie Guenther; Bookkeeper
Subject: Emergency air conditioner installation

Good morning. I am one of the owners of unit 207 in Building 4.
This past week on Thursday my



TREACOA-24

SILVAC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Office of America Abacoa Town Center 1200 University Blvd, Suite 200 Jupiter, FL 33458	CONTACT NAME: Danae Bahamondes	
	PHONE (A/C, No, Ext): (561) 776-0660 FAX (A/C, No):	
	E-MAIL ADDRESS: Danae.Bahamondes@ioausa.com	
INSURED Treasure Coast Air Conditioning, Inc 1055 SW Martin Downs Blvd Palm City, FL 34990	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : RLI Insurance Company	13056
	INSURER B : Infinity Assurance Insurance Company	39497
	INSURER C : FFVA Mutual Insurance Company	10385
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			RKA0400734	4/21/2025	4/21/2026	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000				
			MED EXP (Any one person) \$ 10,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			50006503901	4/21/2025	4/21/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS		BODILY INJURY (Per person) \$				
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC84000356512025A	4/21/2025	4/21/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A				E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Officer Luke Walker is excluded from the Work Comp policy.

Certificate Holder: Conquistador, Conquistador HOA & Conquistador Condos I-XII

CERTIFICATE HOLDER

CANCELLATION

Conquistador 1800 SW St Lucie Blvd Stuart, FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Received 4/16/25
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: DONNA SIKORA, PRESIDENT

Project Property Address: BLDG 1X

Phone: 315/727-1749 Email: LADYDONNA6047@icloud.com

Is this a resubmittal? Yes No Is this an emergency requiring expedited handling? Yes No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

Addition / Alteration	Generator	Propane Tank
Decorative Shutters	Hurricane Shutters	Roof
Driveway	Lamp Post / Fixture	Screen Room / Enclosure
Exterior Door	Mailbox/Mailbox Post Color	Siding / Stucco
Fences	<u>Paint*</u>	Soffits / Facia
Garage Door	Patio / Deck	Water Features
Garage Screen Door	Pool / Spa Equipment	Window Replacement
Solar - Hot Water	Solar - Pool Heating	Solar - Photovoltaic

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____
Trim Color: CANVAS TAN Manufacturer: _____
Garage Door Color: _____ Manufacturer: _____
Front Door Color: ST. BAARTS Manufacturer: _____
Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

Initial Plan(s) / Specification(s)	Revised Plan(s) / Specification(s)
Drainage Surface Water Plan	Grading Plan
Color Sample(s)	Texture Sample(s)

Additional Information: _____

Anticipated Commencement Date: 4/12/25 Anticipated Completion Date: 4/12/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Donna Sikora Date: 4/12/25

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: 4/18/25 By: Renee Pratheewy

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) _____

Approved by ACB Date: 4/18/25 By: Renee Pratheewy

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____

Proposal submitted to : Donna Sikora

Address : 1800 SE St. Lucie Blvd Building #9, Stuart, FL 34996

Phone number : (315) 727-1749

Projects Pricing : \$575

*4/15/25 ok to pay to
JustinTime Painting, LLC
Donna Sikora
Ann J Fleppm*

Our Proposal To You

JustinTime Painting LLC has proposed to service the atrium of your building. What's included is listed below. All labor and prep materials will be bought and provided by JustinTime Painting LLC. We require a 50% deposit upon signing the contract to ensure your dates are locked in.

The remaining 50%; is due upon completion of your project.

Scope Of Work

Painting of building;

- Exterior of atrium front door(s)/trim

Preparation

- Scrape, sand, caulk/fill any surfaces that need treatment.

Painting

- Raw/stained exterior surface(s) will be primed/sealed before the top-coat is applied.
- All surfaces will be sprayed, brushed, or rolled to ensure maximum coverage has been applied.

** Will pick up
ck.*

Agreement

This contract is legally binding once signed by both parties.

JustinTime Painting LLC will complete all service(s) listed above. You as the client **MUST** agree to pay your deposit upon signing your contract. Failure to do so will result in the loss of your position and a complete reschedule if desired. Dates that are spoken about while on estimates are “estimated” not confirmed dates unless said so. Once your project is complete, you as the customer **MUST** pay the remaining balance that is due on this contract. Failure to do so may result in small claims court/large claims court and all fees and taxes will fall onto YOU as the customer.

Warranty

- JustinTime Painting LLC gives a 2 year warranty on the surface preparation, application, and finished product of your exterior painting service from all cracking, peeling, and total preparation failure. If any of those resulting factors happen because of the previous guarantees JustinTime Painting LLC has made we will fix and finish the surface once more.

Disclaimers/Warranty Voids

Exteriors

- JustinTime Painting LLC cannot start, continue, or finish exterior projects when rain is expected. If your exterior surfaces are wet we will try to adapt to the conditions but some circumstances are out of our control.
- Scheduled dates may be pushed back or moved up due to weather conditions/cancellations.
- JustinTime Painting LLC “Exterior Warranty” is void if your home is in the area of a Category 2 hurricane, tornado, earthquake, or any other natural weather condition(s).

Scheduled Dates

- Scheduled dates are “Estimated” on the completion of other projects leading up to yours. If any problem(s) arise during the waiting period, it may cause your projects start/completion dates to be pushed back.
- JustinTime Painting LLC is not responsible for delays on start dates/completion dates.

JustinTime Painting LLC per client(s) request.

- If client(s) are requesting above the allotted 4-included samples they are then charged for each sample(s) and sample board(s) purchased.

Touch-Up Service(s)

- JustinTime Painting LLC performs a walkthrough at the end of every project. This ensures the areas worked in are tidy and you, the client are happy. If for any reason after the walkthrough is finished and we've left your home you notice a touch-up, we leave all additional paints at your home for that just-in-case moment.
- If the touch-up(s) are more than you can handle, we can come back at a discounted rate to fix up what you've noticed.
- **FINISHED LIGHTING:** Finished lighting conditions are described as those in place when the project is finished. This includes, but is not limited to, design lighting (e.g., wall washers, spots and floods, etc.) and natural lighting (e.g., skylights, clear view windows, window walls, window treatments, etc.). PDCA, P9-04
- **NORMAL VIEWING POSITION:** For the purpose of inspection a normal viewing position shall be at eye level at a minimum of thirty-nine (39) inches or one (1) meter from the wall. Inspection lighting can be used as defined in this standard. PDCA, P9-04
- **INSPECTION LIGHTING:** Illumination of the installed surface from an angle at an intensity sufficient to eliminate any shadowing that may be caused by other illumination striking the surface at any angle. PDCA, P9-04

Stop-Work Clause(s)/Agreements

- JustinTime Painting LLC is permitted to stop the work of ANY project with a NON-REFUNDABLE deposit in the case of racism, derogatory remarks, and project prevention.
- JustinTime Painting LLC is a professional house painting company that services the interior/exterior of homes in our Counties. Clients are NOT permitted to add input or suggest we work in any manner that is not of JustinTime Painting LLC's interior/exterior processes and systems other than what is contracted in signed agreements. If this clause is broken JustinTime Painting LLC holds the right to cancel and or stop the work-order of any signed agreement with a NON-REFUNDABLE deposit.

No-Contact Clause(s)/Agreements

CERTIFICATE *of* SIGNATURE

REF. NUMBER
82SWC-FDSUR-XRR4B-SPTSD

DOCUMENT COMPLETED BY ALL PARTIES ON
24 MAR 2025 14:51:06 UTC

SIGNER

DONNA SIKORA

EMAIL
LADYDONNA6047@ICLOUD.COM

TIMESTAMP

SENT
21 MAR 2025 23:29:05 UTC

VIEWED
21 MAR 2025 23:32:25 UTC

SIGNED
24 MAR 2025 14:51:06 UTC

SIGNATURE

Donna Sikora

IP ADDRESS
104.28.57.242

LOCATION
TAMPA, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
21 MAR 2025 23:32:25 UTC



Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) JustinTime Painting LLC	
	2	Business name/disregarded entity name, if different from above.	
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5	Address (number, street, and apt. or suite no.). See instructions. 3691 SW Margela Street	Requester's name and address (optional)
6	City, state, and ZIP code Port St. Lucie, FL, 34953		
7	List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person

Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER First Choice Insurance Solutions 5812 Stirling Rd Hollywood, FL 33021	CONTACT NAME: Kimberly Jaglal PHONE (A/C, No. Ext): 954-923-0906 E-MAIL ADDRESS: commercial@fclsinc.com FAX (A/C, No): 954-775-2882																					
INSURED JUSTINTIME PAINTING LLC 3691 SW Margela St Port Saint Lucie FL 34953	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Clear Spring Property and Casualty Insurance Company</td><td>15563</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Clear Spring Property and Casualty Insurance Company	15563	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		CCG-00034946-02	05/17/2024	05/17/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional Insured.

CERTIFICATE HOLDER**CANCELLATION**

Conquistador Buildings 1-12 1800 SE St Lucie Blvd Stuart, FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Kimberly Jaglal
--	--

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW **
CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/17/2023

EXPIRATION DATE: 5/16/2025

PERSON: JUSTIN N ADAMS

EMAIL: BEATBOXEH@GMAIL.COM

FEIN: 863845562

BUSINESS NAME AND ADDRESS:

JUSTINTIME PAINTING LLC

3691 SW MARGELA STREET

PORT SAINT LUCIE, FL 34953

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01725424 QUESTIONS? (850) 413-1609



CITY OF PORT SAINT LUCIE BUSINESS TAX RECEIPT

PLEASE POST IN CONSPICUOUS PLACE OR KEEP ON PERSON

TERM: 10/01/2024 - 09/30/2025

2024 - 2025

BTR: 149594

Date Made: 10/28/2024

Business Name: JUSTINTIME PAINTING LLC

Owner Name: ADAMS, JUSTIN

Business Address: 3691 SW MARGELA ST
PORT ST LUCIE, FL 34953

Business Tax
Authority

**Business
Services:**

PAINTING

\$66.25

\$66.25

THIS IS A RECEIPT FOR TAX PAID AND IS NOT REGULATORY IN NATURE

This receipt does not guarantee that the receipt holder is competent to perform in the business, but that the holder has paid the required tax and provided the necessary documentation (if required) for this business. Valid only when all state and local regulated trade licenses/competency cards are valid for the current fiscal year as required by law.

Received 4/17/25
BG

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant:

Project Property Address:

Phone:

Email:

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Paint* | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input checked="" type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: Impact windows Manufacturer: Moncler Glass

Please check and attach appropriate items as necessary:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Beq10 BOARD will seek consultation regarding quality of streets

Anticipated Commencement Date: when

Anticipated Completion Date: Received

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Heraclio P. Nolasco

Date: 4-15-25

4-16-25: APPROVED by Beq10 BOD (to forward) to ARC

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 4/22/25

By: Renee Denton

Recommended by ARC with Conditions Date: _____

By: _____

Not Recommended by ARC

Date: _____

By: _____

Explanation(s) / Comment(s): _____

Date Received by Architectural Control Board (ACB):

Approved by ACB

Date: 4/22/25

By: Renee Denton

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s): _____



Last Modified Date: 04/09/2025 15:17:30

PO#:

Job Name:

Job Address:

Quote # 8350592

Ship Date:

Sales Person: Logan Delvecchio

Monterey Glass Specialists

ShipTo: MONTEREY GLASS SPECIALISTS INC

Account#: A00874

51 SE MONTEREY ROAD 108506
STUART, FL 34994-4506
Phone# Fax# (772) 283-1919

Customer Jerry Magnussen

Account #

Conquistador Bldg 10 unit 303

Phone# (917) 796-7465 Fax#

Line #	Item Description	Quantity	Line Pricing	
101 (.00)	AR5520 VINYL ARCHITECTURAL 5520	Ordered: 1.00	<u>Sell Price</u> \$1,165.67	<u>Ext Price</u> \$1,165.67
Configuration: 51.X20.5X10.X.,5/8" FL,B/W,TZ,7/8 TLIG,CL,ES Max,OUTSIDE GLZ,NO GRID,LEFT				



Certification Type: MIAMI
Shape: TZ
Frame Type: .625FLANGE
Size Ref: ACTUAL
Height: 20.5000
Actual Size: 51 X 20 1/2 X 10
Wood Frame Opening: 51 1/4 X 20 3/4 X 10 1/4
Glass Family: LI - Laminated Insulating
Tempered Location: UNIT
Glass Makeup: LIT306AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Type: NONE - NO Grid
Boxing Options: N - None
CAR#: 25-0220.04
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3100
VT: 0.5400
CPD: PGT-K-206-04249-00002

NOA Selection: 25-0220.04
Shape Orientation: LEFT
Size Selection: CUSTOM
Width: 51.0000
Leg Height: 10.0000
Rough Masonry Opening: 52 3/4 X 21 1/2 X 11
Frame Color: B/W - Bronze Exterior/White
Glass Type: 3/16" - 5/16"
Interlayer Type: PVB090
Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: NONE
Glass Spacer Type: TB
Grid Color: B/W
Acc Glass Breakage: N
PositiveDesignPressure: 50.0000
PANumber: FL243
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2300
VTCOG: 0.6500

Location:

Notes:

102 (.00)	AR5520 VINYL ARCHITECTURAL 5520	Ordered: 1.00	<u>Sell Price</u> \$1,165.67	<u>Ext Price</u> \$1,165.67
Configuration: 51.X20.5X10.X.,5/8" FL,B/W,TZ,7/8 TLIG,CL,ES Max,OUTSIDE GLZ,NO GRID,RIGHT				



Certification Type: MIAMI
Shape: TZ
Frame Type: .625FLANGE
Size Ref: ACTUAL
Height: 20.5000
Actual Size: 51 X 20 1/2 X 10
Wood Frame Opening: 51 1/4 X 20 3/4 X 10 1/4
Glass Family: LI - Laminated Insulating
Tempered Location: UNIT
Glass Makeup: LIT306AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Type: NONE - NO Grid
Boxing Options: N - None
CAR#: 25-0220.04
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3100
VT: 0.5400
CPD: PGT-K-206-04249-00002

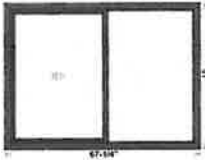
NOA Selection: 25-0220.04
Shape Orientation: RIGHT
Size Selection: CUSTOM
Width: 51.0000
Leg Height: 10.0000
Rough Masonry Opening: 52 3/4 X 21 1/2 X 11
Frame Color: B/W - Bronze Exterior/White
Glass Type: 3/16" - 5/16"
Interlayer Type: PVB090
Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: NONE
Glass Spacer Type: TB
Grid Color: B/W
Acc Glass Breakage: N
PositiveDesignPressure: 50.0000
PANumber: FL243
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2300
VTCOG: 0.6500

ocation:

Notes:

03 .00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	Sell Price \$1,966.50	Ext Price \$1,966.50
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Configuration: 67.25X51.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,XO,EQUAL,BVK-BOXED,SWEEP



Certification Type: MIAMI
Frame Type: .625FLANGE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 51.0000
Rough Masonry Opening: 69 X 52
Egress Opening: 28 11/16 X 46 1/16 SQFT 9.1651
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: MIAMIMAXIMP1 - Reinforcement
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: BS - Box Screen
CAR#: 23-0707.08
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3400
VT: 0.4800
CPD: PGT-K-205-03720-00001

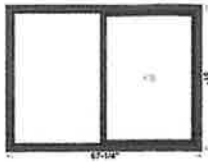
NOA Selection: 23-0707.08
Unit Configuration: XO
Size Selection: CUSTOM
Width: 67 1/4
Actual Size: 67 1/4 X 51
Wood Frame Opening: 67 1/2 X 51 1/4
Frame Color: B/W - Bronze Exterior/White
Glass Type: 3/16" - 5/16"
Glass Makeup: LIT306AA5
Tempered Location: UNIT
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: BVK - BetterVue Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: C.HR54.55.1
Acc Glass Breakage: N
PositiveDesignPressure: 65.0000
PANumber: FL242
CondensationResistance: 54.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.6500

ocation:

Notes:

04 .00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	Sell Price \$1,966.50	Ext Price \$1,966.50
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Configuration: 67.25X51.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,OX,EQUAL,BVK-BOXED,SWEEP



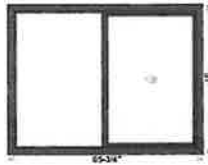
Certification Type: MIAMI
Frame Type: .625FLANGE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 51.0000
Rough Masonry Opening: 69 X 52
Egress Opening: 28 11/16 X 46 1/16 SQFT 9.1651
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: MIAMIMAXIMP1 - Reinforcement
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: BS - Box Screen
CAR#: 23-0707.08
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3400
VT: 0.4800
CPD: PGT-K-205-03720-00001

NOA Selection: 23-0707.08
Unit Configuration: OX
Size Selection: CUSTOM
Width: 67 1/4
Actual Size: 67 1/4 X 51
Wood Frame Opening: 67 1/2 X 51 1/4
Frame Color: B/W - Bronze Exterior/White
Glass Type: 3/16" - 5/16"
Glass Makeup: LIT306AA5
Tempered Location: UNIT
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: BVK - BetterVue Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: C.HR54.55.1
Acc Glass Breakage: N
PositiveDesignPressure: 65.0000
PANumber: FL242
CondensationResistance: 54.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.6500

ocation:

Notes:

105 .00)	HR5510 VINYL HORIZONTAL ROLLER 5510	Ordered: 1.00	Sell Price \$1,963.51	Ext Price \$1,963.51
Configuration: 65.75X51.,5/8" FL,B/W,7/8 TLIG,UNIT,CL,ES Max,NO GRID,OX,EQUAL,BVK-BOXED,SWEEP				



Certification Type: MIAMI
Frame Type: .625FLANGE
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 51.0000
Rough Masonry Opening: 67 1/2 X 52
Egress Opening: 27 15/16 X 46 1/16 SQFT 8.9252
Glass Family: LI - Laminated Insulating
Interlayer Type: PVB090
Glass: 7/8" LIG (3/16TMP - 3/8 AIR -5/16 AN/AN
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: MIAMIMAXIMP1 - Reinforcement
Screen Frame Type: ROLLFORM
Window Opening Control Device: N
Upgrade Hardware Finish: N
Boxing Options: BS - Box Screen
CAR#: 23-0707.08
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3400
VT: 0.4800
CPD: PGT-K-205-03720-00001

NOA Selection: 23-0707.08
Unit Configuration: OX
Size Selection: CUSTOM
Width: 65 3/4
Actual Size: 65 3/4 X 51
Wood Frame Opening: 66 X 51 1/4
Frame Color: B/W - Bronze Exterior/White
Glass Type: 3/16" - 5/16"
Glass Makeup: LIT306AA5
Tempered Location: UNIT
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Screen Type: BVK - BetterVue Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Anchor Group: C.HR54.55.1
Acc Glass Breakage: N
PositiveDesignPressure: 65.0000
PANumber: FL242
CondensationResistance: 54.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.6500

ocation:

Notes:

106 .00)	Labor Window Labor	Ordered: 5.00	Sell Price \$450.00	Ext Price \$2,250.00
Configuration:				

ocation:

Notes:

107 .00)	Permitting Martin County	Ordered: 1.00	Sell Price \$200.00	Ext Price \$200.00
Configuration:				

Location:

Notes:

TOTAL SALE AMT:	\$10,677.85
TOTAL CUSTOMER TAX:	\$0.00
NET SALE AMOUNT:	\$10,677.85

TERMS AND CONDITIONS

Monterey Glass Installers are professional, respectful and will always take great pride and care throughout the installation process. Despite their best efforts, the removal and replacement of windows and/or doors can occasionally and unavoidably result in compromising other construction materials in the immediate vicinity of the opening, usually due to the age or integrity of the surrounding materials.

Work is deemed as the installation by Monterey Glass of the Materials & Labor outlined in this agreement, but expressly excludes the following:

- Repairs to stucco, siding, plaster, drywall or other exterior/interior finishes that are damaged in the ordinary course of the removal and replacement of the existing doors and windows.

- Painting.

- Repairs or replacement of flooring that may be damaged in the removal and/or re-installation process

- The removal and/or re-installation of blinds, shutters, or other window coverings. Monterey Glass does NOT guarantee your existing blinds/window coverings will fit into the new windows and/or doors.

- The removal and/or reconnection of Security Systems or Re-Installation of Security Bars

- Any electrical or plumbing services

- The repair of any pre-existing or latent problems discovered during the course of the removal of existing doors or windows including, but not limited to, rot, mildew, deficient construction or any other conditions that may impact the installation of the window/doors.

- The moving, storage or protection of any of the Customer's furniture.

All surplus materials on the site shall remain the property of Monterey Glass Specialists. Monterey Glass agrees to perform the work diligently, and in a good and workmanlike manner. Monterey Glass will, at all times, maintain the site reasonably free from all rubbish and waste material. Upon completion of the work, Monterey Glass shall leave the site in a reasonably clean condition. The work shall be deemed complete upon installation of the materials.

If the customer fails to pay the full price to Monterey Glass under this contract, or if Monterey Glass is otherwise required to bring an action to enforce its rights under this contract, including but not limited to the filing of any builders' lien, Monterey Glass shall be entitled to recover any and all expenses incurred by Monterey Glass in that regard, including all solicitor and its' own client fees and disbursements on a full indemnity basis incurred by Monterey Glass.

The Contractor agrees to procure all required permits in accordance with all applicable local laws. The Contractor is responsible for knowledge of and compliance with all applicable laws, ordinances, rules, and regulations.

Warranty of windows/doors is provided through PGT Industries directly. Monterey Glass does not provide any form of warranty for installation of PGT Products. All warranty claims for PGT products shall be the responsibility of the customer to procure through the below link.
<https://www.pgtwindows.com/pgt-warranty/>

Upon acceptance of this quote by the customer, the customer shall pay Monterey Glass a minimum deposit of fifty percent (50%) of the total purchase price. Upon delivery of the material to our warehouse, the customer shall pay

Monterey Glass an additional forty percent (40%) of the total purchase price. Upon completion of installation, passing of the Final County/City Building Inspection & "punch out" of the installation, the customer shall pay Monterey Glass the final ten percent (10%) of the total purchase price.

ACCEPTANCE OF CONTRACT

The condition specifications and prices stated on both sides herein are satisfactory and are hereby accepted. The Contractor is authorized to do the work as specified. Payment will be made as outlined above. A copy of this agreement will be furnished to the homeowner upon signing.

Customer Signature

Date

Contractor Signature

Date

CERTIFICATE OF LIABILITY INSURANCE

Date
12/9/2024

Broker: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage

NAIC #

Insurer A: Lion Insurance Company

11075

Insurer B:

Insurer C:

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

SR TR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date (MM/DD/YY)	Limits	
		GENERAL LIABILITY <input type="checkbox"/> Commercial General Liability <input type="checkbox"/> Claims Made <input type="checkbox"/> Occur General aggregate limit applies per: <input type="checkbox"/> Policy <input type="checkbox"/> Project <input type="checkbox"/> LOC				Each Occurrence	\$
						Damage to rented premises (EA occurrence)	\$
						Med Exp	\$
						Personal Adv Injury	\$
						General Aggregate	\$
						Products - Comp/Op Agg	\$
		AUTOMOBILE LIABILITY <input type="checkbox"/> Any Auto <input type="checkbox"/> All Owned Autos <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Combined Single Limit (EA Accident)	\$
						Bodily Injury (Per Person)	\$
						Bodily Injury (Per Accident)	\$
						Property Damage (Per Accident)	\$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> Occur <input type="checkbox"/> Claims Made Deductible				Each Occurrence	
						Aggregate	
		Workers Compensation and Employers' Liability Any proprietor/partner/executive officer/member excluded? NO If Yes, describe under special provisions below.	WC 71949	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> WC Statutory Limits	<input type="checkbox"/> OTH-ER
						E.L. Each Accident	\$1,000,000
						E.L. Disease - Ea Employee	\$1,000,000
						E.L. Disease - Policy Limits	\$1,000,000

Other: **Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions: Client ID: 92-71-254
Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Monterey Glass Specialist, Inc.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s), while working in: FL.
Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.
List of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Object Name:

SUE 03-05-24 (BP)

CERTIFICATE HOLDER

Begin Date: 4/9/2017

CONQUISTADOR CONDO 3

CANCELLATION

1800 ST. LUCIE ROAD
STUART, FL 34996

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER.
THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

FLORIDA FARM BUREAU INSURANCE COMPANIES P.O. BOX 147030 GAINESVILLE, FLORIDA 32614-7030	COMPANIES AFFORDING COVERAGES: Company Letter A: Florida Farm Bureau General Ins. Co. Company Letter B: Florida Farm Bureau Casualty Ins. Co.
NAME AND ADDRESS OF INSURED: MONTEREY GLASS SPECIALIST INC 851 SE MONTEREY RD STUART FL 034994	

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN <u>THOUSANDS</u>		
A	General Liability: <input checked="" type="checkbox"/> Commercial General Liability (Occurrence Form) <input type="checkbox"/> Owner's & Contractor's Protective <input type="checkbox"/> Farmer's Personal Liability	SGL 9511816	05/30/24	05/30/25	General Aggregate	\$	2000
					Products-completed operations aggregate	\$	2000
					Personal & Advertising Injury	\$	1000
					Each Occurrence	\$	1000
					Fire Damage (Any one fire)	\$	50
					Medical Expense (Any one person)	\$	5
	Automobile Liability: <input type="checkbox"/> Any auto <input type="checkbox"/> All owned autos <input type="checkbox"/> Scheduled autos <input type="checkbox"/> Hired autos <input type="checkbox"/> Non-owned autos				Combined Single Limit	\$	
					Bodily Injury (Per Person)	\$	
					Bodily Injury (Per Accident)	\$	
					Property Damage	\$	
	Excess Liability: <input type="checkbox"/> Umbrella Form <input type="checkbox"/> Other than Umbrella form					Each Occurrence \$	Aggregate \$
	Employers Liability: <input type="checkbox"/> Farm Employer's Liability <input type="checkbox"/> Farm Employee's Medical						\$ (Each Occurrence)
							\$ (Each Employee)
	Other:						\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:

GLASS WORKINGS
 ADDITIONALLY INSURED BUILDINGS 1-12

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER: CONQUISTADOR HOMEOWNERS ASSOCIATION 1800 SE ST. LUCIE BLVD, STUART, FL 34996	COUNTY CODE <u>56</u> DATE ISSUED <u>08/20/24</u> Served by <u>ST. LUCIE</u> County Farm Bureau <u>DANIEL E NOELKE, LLC</u> AUTHORIZED REPRESENTATIVE
--	--

Received 4/25/25

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn: Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Building 12

Project Property Address: 1800 SE. St. Lucie Blvd - Bldg 12 Stuart FL 34996

Phone: 585-813-4300 (cell/hot) Email: choytee@gmail.com

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☒ Yes ☐ No (not emergency)

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition / Alteration | <input type="checkbox"/> Generator | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Decorative Shutters | <input type="checkbox"/> Hurricane Shutters | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Lamp Post / Fixture | <input type="checkbox"/> Screen Room / Enclosure |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Mailbox/Mailbox Post Color | <input type="checkbox"/> Siding / Stucco |
| <input type="checkbox"/> Fences | <input checked="" type="checkbox"/> Paint* <u>exterior of bldg 12</u> | <input type="checkbox"/> Soffits / Facia |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Patio / Deck | <input type="checkbox"/> Water Features |
| <input type="checkbox"/> Garage Screen Door | <input type="checkbox"/> Pool / Spa Equipment | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Solar - Hot Water | <input type="checkbox"/> Solar - Pool Heating | <input type="checkbox"/> Solar - Photovoltaic |

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: Condo color - stucco Roman Column Manufacturer: SW 7562
Trim Color: _____ Manufacturer: _____
Garage Door Color: _____ Manufacturer: _____
Front Door Color: _____ Manufacturer: _____
Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

- | | |
|---|---|
| <input type="checkbox"/> Initial Plan(s) / Specification(s) | <input type="checkbox"/> Revised Plan(s) / Specification(s) |
| <input type="checkbox"/> Drainage Surface Water Plan | <input type="checkbox"/> Grading Plan |
| <input checked="" type="checkbox"/> Color Sample(s) | <input type="checkbox"/> Texture Sample(s) |

Additional Information:

Finishing the building painting - All other work is completed EXCEPT MansARDS -
Anticipated Commencement Date: ASAP Anticipated Completion Date: ~~April~~ May 2, 2025

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Cmel R. Hoyt treasurer Date: 4-23-2025

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): 4/25/25
Recommended by ARC Date: 4/28/25 By: Rene D. Dantreney
Recommended by ARC with Conditions Date: _____ By: _____
Not Recommended by ARC Date: _____ By: _____
Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB): 4/28/25
Approved by ACB Date: 4/28/25 By: Rene D. Dantreney
Approved by ACB with Conditions Date: _____ By: _____
Disapproved by ACB Date: _____ By: _____
Explanation(s) / Comment(s) _____

JustinTime Painting LLC

Exterior Commercial Painting Service

Prepared for:
Carol Hoyt

Proposal submitted to : Carol Hoyt

Address : 1800 SE St. Lucie Blvd Building #12, Stuart, FL 34996

Phone number : (585) 813-4300

Total paintable SQF: 8,792.7

Estimated gallons: 44.96

Projects Pricing : \$12,820.10

Our Proposal To You

JustinTime Painting LLC has proposed to service the exterior of your building. What's included is listed below. All paints, supplies and materials will be bought and provided by JustinTime Painting LLC. We require a 50% deposit upon signing the contract to ensure your dates are locked in and to buy any paints, supplies, or materials for getting started.

The remaining 50%; is due upon completion of your project.

Scope Of Work

Exterior of building;

- Exterior stucco walls
- Back of building 4 screen frames + removing screens (both sides) | Screen replacement excluded

(EXCLUDING INSIDES OF PRIVACY WALLS)

Exterior Preparation

- Pressure washing (To remove any dirt, oxidation, or contaminants from the walls).
- Plastic all exterior windows & lights (This ensures no overspray/paint getting on anything).
- Scrape, sand, caulk/fill any surfaces that need treatment.

Exterior Painting

- Raw/stained exterior surface(s) will be primed/sealed before the top-coat is applied.
- Paint all exterior walls.
- All exterior walls will be sprayed and back-rolled to ensure maximum coverage has been applied.

Product(s) Being Used

- Exterior SuperPaint in a "Satin" finish.
- All Surface Enamel in a Satin finish.

Upon Completion

- Once all areas are complete everything will receive a quality check by all team members.
- After all touch ups are done the extra paint goes straight to you, this helps in the situation of you loving your color so much you decide to try it somewhere else!

Agreement

This contract is legally binding once signed by both parties.

JustinTime Painting LLC will complete all service(s) listed above. You as the client MUST agree to pay your deposit upon signing your contract. Failure to do so will result in the loss of your position and a complete reschedule if desired. Dates that are spoken about while on estimates are “estimated” not confirmed dates unless said so. Once your project is complete, you as the customer MUST pay the remaining balance that is due on this contract. Failure to do so may result in small claims court/large claims court and all fees and taxes will fall onto YOU as the customer.

Warranty

- JustinTime Painting LLC gives a 2 year warranty on the surface preparation, application, and finished product of your exterior painting service from all cracking, peeling, and total preparation failure. If any of those resulting factors happen because of the previous guarantees JustinTime Painting LLC has made we will fix and finish the surface once more.

Disclaimers/Warranty Voids

Exteriors

- JustinTime Painting LLC cannot start, continue, or finish exterior projects when rain is expected. If your exterior surfaces are wet we will try to adapt to the conditions but some circumstances are out of our control.
- Scheduled dates may be pushed back or moved up due to weather conditions/cancellations.
- JustinTime Painting LLC “Exterior Warranty” is void if your home is in the area of a Category 2 hurricane, tornado, earthquake, or any other natural weather condition(s).

Scheduled Dates

- Scheduled dates are “Estimated” on the completion of other projects leading up to yours. If any problem(s) arise during the waiting period, it may cause your projects start/completion dates to be pushed back.
- JustinTime Painting LLC is not responsible for delays on start dates/completion dates.

Coatings/Application(s)

- JustinTime Painting LLC performs service(s) based off this contract. Anything outside of the “Our Proposal To You” section and the “Detailed Scope Of Work” section of this contract, JustinTime Painting LLC will not perform unless added to the “Additional Work Order” and signed by both parties.
- If your contract states a Two-Coat Application will be performed on the interior or exterior of your project, it will receive Two Coats**. If coverage is not how you imagined after two coats, you may add additional coatings in the “Additional Work Order”. Once priced out by JustinTime Painting LLC, both parties must sign the “Additional Work Order” section to lock-in written service(s).
- JustinTime Painting LLC is not responsible for paint product shortages. If the product you requested is “out of stock” and we are not able to get it we are not at fault.
- Window painting; If you would like your window glass serviced by JustinTime Painting LLC, we can perform the service with no guarantee or warranty implemented. This is not a service with longevity and JustinTime Painting LLC will not be liable for the cracking, peeling, bubbling, or total paint failure that can occur.

Oil-Based Painting

- It is typically best to wait at least two to three days for the paint odors to dry and the fumes to subside from the environment, during this time you will want to avoid this area to minimize potential health effects. Oil-Based paint isn’t a good choice when painting while pregnant, because it contains harsh solvents. This type of paint gives off vapors, called volatile organic compounds (VOCs), that can cause headaches, eye irritation, nausea, dizziness and fatigue.
- Oil-Based Paint is not a good product to use around pregnant, ill, or people with health conditions. Avoid areas that have been painted with Oil-Based Products if you have any of these conditions.
- JustinTime Painting LLC is not responsible for any affects short term or long term, Oil-Based Painting can have on the body. If you the client agree to this product being used on your project(s),you are accepting all risks that come with this product.

Color Sample(s)

- All interior, exterior, and cabinet painting project(s) contracted through JustinTime Painting LLC are opted-in for color sample(s). This color consultation includes up-to 4* samples provided by

JustinTime Painting LLC per client(s) request.

- If client(s) are requesting above the allotted 4-included samples they are then charged for each sample(s) and sample board(s) purchased.

Touch-Up Service(s)

- JustinTime Painting LLC performs a walkthrough at the end of every project. This ensures the areas worked in are tidy and you, the client are happy. If for any reason after the walkthrough is finished and we've left your home you notice a touch-up, we leave all additional paints at your home for that just-in-case moment.
- If the touch-up(s) are more than you can handle, we can come back at a discounted rate to fix up what you've noticed.
- **FINISHED LIGHTING:** Finished lighting conditions are described as those in place when the project is finished. This includes, but is not limited to, design lighting (e.g., wall washers, spots and floods, etc.) and natural lighting (e.g., skylights, clear view windows, window walls, window treatments, etc.). PDCA, P9-04
- **NORMAL VIEWING POSITION:** For the purpose of inspection a normal viewing position shall be at eye level at a minimum of thirty-nine (39) inches or one (1) meter from the wall. Inspection lighting can be used as defined in this standard. PDCA, P9-04
- **INSPECTION LIGHTING:** Illumination of the installed surface from an angle at an intensity sufficient to eliminate any shadowing that may be caused by other illumination striking the surface at any angle. PDCA, P9-04

Stop-Work Clause(s)/Agreements

- JustinTime Painting LLC is permitted to stop the work of ANY project with a NON-REFUNDABLE deposit in the case of racism, derogatory remarks, and project prevention.
- JustinTime Painting LLC is a professional house painting company that services the interior/exterior of homes in our Counties. Clients are NOT permitted to add input or suggest we work in any manner that is not of JustinTime Painting LLC's interior/exterior processes and systems other than what is contracted in signed agreements. If this clause is broken JustinTime Painting LLC holds the right to cancel and or stop the work-order of any signed agreement with a NON-REFUNDABLE deposit.

No-Contact Clause(s)/Agreements

- JustinTime Painting LLC is permitted to stop the work of ANY project with a NON-REFUNDABLE deposit in the case of *no-contact* from client(s) within a 24-hour timeframe under our stop-work-order to prevent unpaid balances, updates on projects, and information pertaining to your ongoing painting project. This clause is set in place to keep client(s) updated about what's going on at their home and to protect JustinTime Painting LLC from any damage(s) that can/could occur. In the case of *no-contact* from client(s) within a 24 hour timeframe between the initial call/text, JustinTime Painting LLC will not arrive the following day until contact has been made with client(s) to discuss about project details, updates, scheduling, or unpaid balance(s). It is vital to keep up-to-date and in the know about what's going on with your painting project. All phone calls/texts must be answered/reciprocated within 24 hours or we will place a stop-work-order on your project until contact has been made.

Social Media Content Clause(s)/Agreements

- JustinTime Painting LLC has portfolios across dozens of social media platforms, when you as the client sign our contracts you are giving us full permission and rights to post edited/unedited pictures/videos of your project across all of our social media platforms.

Signature

Once signed and dated by both parties this contract is legally binding. All above expectations, scopes of work, and payment agreement(s) must be upheld.

Carol Hoyt



04 / 23 / 2025

Carol Hoyt

CERTIFICATE *of* SIGNATURE

REF. NUMBER
MRDDE-4QDMD-I9MMC-WR3TF

DOCUMENT COMPLETED BY ALL PARTIES ON
23 APR 2025 23:06:14 UTC

SIGNER

CAROL HOYT

EMAIL
CHOYTIE@GMAIL.COM

TIMESTAMP

SENT
23 APR 2025 23:02:20 UTC

VIEWED
23 APR 2025 23:05:51 UTC

SIGNED
23 APR 2025 23:06:14 UTC

SIGNATURE



IP ADDRESS
174.227.237.169

LOCATION
ORLANDO, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
23 APR 2025 23:05:51 UTC





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lloyd Singh First Choice Insurance Solutions Inc 5812 Stirling Rd Hollywood, FL 33021	CONTACT NAME: Lloyd Singh	
	PHONE (A/C, No, Ext): 954-923-0906	FAX (A/C, No):
	E-MAIL ADDRESS: commercial@fcisinc.com	
INSURED JUSTINTIME PAINTING LLC 3691 SW Margela St Port Saint Lucie, FL 34953	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Clear Spring Property and Casualty Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	NAIC # 15563	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		CCG-00034946-02	05/17/2024	05/17/2025	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ Included						
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as an additional insured.
The policy contains a Blanket Additional Insured endorsement.
The policy contains a Blanket Waiver of Subrogation endorsement.
Coverage is Primary & Non-Contributory.

CERTIFICATE HOLDER

Conquistador Homeowner's Association, Inc.
1800 SE St Lucie Blvd
Stuart, FL 34996
manager@conquistadorliving.com

Conquistador Building VII Condominium Association, Inc.
1800 SE St. Lucie Blvd
Stuart, FL 34996

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David McFarland
David McFarland

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JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/17/2023

EXPIRATION DATE: 5/16/2025

PERSON: JUSTIN N ADAMS

EMAIL: BEATBOXEHH@GMAIL.COM

FEIN: 863845562

BUSINESS NAME AND ADDRESS:

JUSTINTIME PAINTING LLC

3691 SW MARGELA STREET

PORT SAINT LUCIE, FL 34953

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01725424 QUESTIONS? (850) 413-1609

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Charles W & Beth A Lewis

Project Property Address: 1813 SE Granada Ln, Stuart FL 34996

Phone: 305-497-7745

Email: cwlewis422@gmail.com

Is this a resubmittal? ☐ Yes ☒ No Is this an emergency requiring expedited handling? ☐ Yes ☒ No

Approval is requested for the following modifications(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

☐ Addition / Alteration

☐ Decorative Shutters

☐ Driveway

☐ Exterior Door

☐ Fences

☐ Garage Door

☐ Garage Screen Door

☐ Solar - Hot Water

☐ Generator

☐ Hurricane Shutters

☐ Lamp Post / Fixture

☐ Mailbox/Mailbox Post Color

☐ Paint*

☐ Patio / Deck

☐ Pool / Spa Equipment

☐ Solar - Pool Heating

☐ Propane Tank

☒ Roof

☐ Screen Room / Enclosure

☐ Siding / Stucco

☐ Soffits / Facia

☐ Water Features

☐ Window Replacement

☐ Solar - Photovoltaic

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

☐ Initial Plan(s) / Specification(s)

☐ Drainage Surface Water Plan

☐ Color Sample(s)

☐ Revised Plan(s) / Specification(s)

☐ Grading Plan

☐ Texture Sample(s)

Additional Information:

Remove & replace barrel tile roof with standing seam metal roof

Anticipated Commencement Date: 06/01/2025

Anticipated Completion Date: 06/15/2025

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature:  Date: 04/16/2025

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC):

Recommended by ARC

Date: 4/28/25

By: Renee Drenth

Recommended by ARC with Conditions Date:

By:

Not Recommended by ARC

Date:

By:

Explanation(s) / Comment(s)

Date Received by Architectural Control Board (ACB)

Approved by ACB

Date: 4/30/25

By: Renee Drenth

Approved by ACB with Conditions

Date:

By:

Disapproved by ACB

Date:

By:

Explanation(s) / Comment(s)



FLORIDA ROOFING SERVICES

8470 SE Dharlys Street, Hobe Sound, FL 33455

Martin: (772) 341-7539 (Josh Capps) Palm Beach: (561) 427-9286 (David Capps) Fax: (772) 545-0643

Charles Lewis
1813 SE Granada Ln
Stuart, FL 34996

March 27, 2025

PROPOSAL

New Mill Finish 24 Gauge 1" Nailstrip Standing Seam Metal Roof New Double Modified Flat Roof System

- FRS will acquire permits from the Martin County building department, coordinate all roof inspections, and file a NOC.
- FRS will remove and dispose of existing tile roof, modified flat roof, underlayments, and debris.
- FRS will replace up to 8 sheets of rotten plywood at no extra charge and re-nail plywood to code with 8d ring shank nails. (Any additional sheets to be \$90.00 per sheet installed.)
- FRS will install Polyglass Elastoflex SAV & SAP double modified flat roof system on flat roof only.
- FRS will install Titanium PSU30 self-adhered underlayment to code.
- FRS will install all new necessary 24 gauge mill finish galvalume flashings, w-valley metal, rubber pipe boots, and gooseneck vents attached to code.
- FRS will install new mill finish 24 gauge 1" nailstrip standing seam metal roof to manufacturer's specifications.
- FRS will install new mill finish hip and ridge caps to code with pop rivets to z-channel.
- FRS will remove all debris from job site.

****All materials and installations to meet Miami Dade/Florida Building code.****

****FRS will remove existing gutters. Any new gutter installation to be done by others.****

****FRS will bestow a 10 year workmanship warranty upon job completion.****

Florida Roofing Services will furnish material and labor to the above specification for the sum of:

Thirty Four Thousand Dollars

\$34,000.00

Payment to be made as follows: No services will begin until this proposal is signed and returned. 50% deposit will be required upon delivery of material. Final 50% is due upon completion of job.

DAVID A. CAPPS
Florida Roofing Services LLC
Phone: (561) 427-9286

This proposal may be withdrawn by us if not accepted within 20 days.

FLORIDA ROOFING SERVICES Lic # CCC-1328967 This proposal becomes a binding contract after both parties have signed on the appropriate lines. If any litigation arising out of this agreement, the prevailing party shall be entitled to recover their reasonable attorney's fees costs, inclusive of appellate proceedings.

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Date of Acceptance:

04/28/2025

Authorized Signature:



LIC # CCC1328967 ° Insured ° www.floridarooftingservices.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Sun State Insurance Agency of The Palm Beaches Inc. 623 Northlake Blvd North Palm Beach FL 33408	CONTACT NAME: Jeffrey Kuehl / Diana Bradley / Tyler Kuehl PHONE (A/C, No, Ext): (561) 848-1886 FAX (A/C, No): (561) 842-9996 E-MAIL ADDRESS: jeff@sstins.ne / diana@sstins.net / tyler@sstins.net														
INSURED Precision Gardens Inc dba Florida Irrigation Services 3244 SE Bessey Creek Trl Palm City FL 34990-1802	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: MAIN STREET AMERICA PROTECTION INS CO</td><td>13026</td></tr><tr><td>INSURER B: MIDVALE INDEMNITY COMPANY</td><td>27138</td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: MAIN STREET AMERICA PROTECTION INS CO	13026	INSURER B: MIDVALE INDEMNITY COMPANY	27138	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			MPG8621W	05/17/2024	05/17/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
U	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA00025204	05/14/2024	05/14/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Conquistador Homeowners' Association Inc.

1800 SE St. Lucie Blvd.
Stuart

FL 34996

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER TAYLOR ASHLEY AGENCY INC PO Box 987 Stuart, FL 34995 A047963	CONTACT NAME Larry Clark	
	PHONE (A/C, No, Ext) (772) 287-2440 FAX (A/C, No) (772) 287-2442	
	E-MAIL ADDRESS Larry@taylorashleyagency.com	
INSURED Precision Gardens Inc. DBA Florida Irrigation Services 5475 NW St. James Dr Unit 105 Port Saint Lucie, FL 34983 972-743-8877	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A: MARKEL INSURANCE COMPANY	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)
							MED EXP (Any one person)
							PERSONAL & ADV INJURY
	GEN'L AGGREGATE LIMIT APPLIES PER						GENERAL AGGREGATE
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG
	<input type="checkbox"/> OTHER						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)
	<input type="checkbox"/> ANYAUTO						BODILY INJURY (Per person)
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident)
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)
	<input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						
	UMBRELLA LIAB						EACH OCCURRENCE
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			MWC0186212-04	5/17/24	5/17/25	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/> Y					E.L. DISEASE - EA EMPLOYEE
							E.L. DISEASE - POLICY LIMIT

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Conquistador Homeowners' Association Inc
1800 SE St Lucie Blvd
Stuart, FL 34996
bookkeeper@conquistadorliving.com

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

*Contact Wanda Warford
with any questions

Conquistador

Received

5/14/25

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: Barbara Slimm

Project Property Address: 1848 SE Coronado Ln

Phone: 440-371-0214

Email: barbaraslimm@yahoo.com

Is this a resubmittal? Yes ☐ No ☒ Is this an emergency requiring expedited handling? Yes ☒ No ☐

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

Addition / Alteration	Generator	Propane Tank
Decorative Shutters	Hurricane Shutters	Roof
Driveway	Lamp Post / Fixture	Screen Room / Enclosure
<u>Exterior Door</u> - <u>Paint</u>	Mailbox/Mailbox Post Color	Siding / Stucco
Fences	Paint*	Soffits / Facia
Garage Door	Patio / Deck	Water Features
Garage Screen Door	Pool / Spa Equipment	<u>Window Replacement</u>
Solar - Hot Water	Solar - Pool Heating	Solar - Photovoltaic

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Garage Door Color: _____ Manufacturer: _____

Ext. ~~Front~~ Door Color: White Manufacturer: Advisor

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

Initial Plan(s) / Specification(s)

Revised Plan(s) / Specification(s)

Drainage Surface Water Plan

Grading Plan

Color Sample(s)

Texture Sample(s)

Replaced with
like
material

Additional Information: _____

Anticipated Commencement Date: 7/4/25 Anticipated Completion Date: 7/28/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday – Friday, 8 AM – 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Barbara J. Sliman Date: 5/14/2025

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC Date: 5/14/25 By: Renee Drentheing

Recommended by ARC with Conditions Date: _____ By: _____

Not Recommended by ARC Date: _____ By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB): _____

Approved by ACB Date: 5/15/25 By: Renee Drentheing

Approved by ACB with Conditions Date: _____ By: _____

Disapproved by ACB Date: _____ By: _____

Explanation(s) / Comment(s) _____

NATURAL FLOW WINDOWS AND DOORS
1527 NE CARDINAL AVE
STUART, FL 34994
772-334-1011

April 23, 2025

Barbara Sliman
Conquistador Homeowners
1848 SE Coronado Way
Stuart Fl 34996
Barbra.sliman@yahoo.com

WINDOW REPLACEMENT

Remove existing windows and install the following

Manufacturer: CGI – Sentinel Series

Frame: White Aluminum

Glazed: Gray laminated impact glass

- (3) 55" x 54" Horizontal rolling windows (Backroom)
- (1) 104" x 49" 3-panel Horizontal rolling window -xox- (Dining)
- (2) 51" x 49" Horizontal rolling window (Guest)
- (2) 25" x 24" Single hung window- Obscured privacy glass (Guest & Master Bath)
- (2) 25" x 49" Single hung window- (Master)
- (1) 53" x 50" Single hung window with grids – (Front)
- Caulk all perimeters
- All assembly and installation fasteners to be stainless steel
- Cart away all demo and debris
- Stucco and drywall repair not included

Labor and materials - [REDACTED]

Date 5/12/25 Check # 2411
50% deposit required upon ordering materials - [REDACTED]
40% due upon commencement of work - [REDACTED]
10% balance due upon completion of work - [REDACTED] (Plus permitting fees)
To use a credit card add 3%

NOTE – Permitting fees of \$350 are not included in the above price.

NOTE – CONCEALED OR UNKNOWN CONDITIONS –The Above quote does not include labor or materials for sub-surface or otherwise concealed physical conditions that could not be detected at the time of this estimate, to include but not limited to, concrete issues, wood rot, drywall or sills. Natural Flow Inc is not responsible for any flooring that may get damaged during the installation of doors.

Accepted by Barbara Sliman

100

100

NATURAL FLOW WINDOWS AND DOORS
1527 NE CARDINAL AVE
STUART, FL 34994
772-334-1011

April 23, 2025

Barbara Sliman
Conquistador Homeowners
1848 SE Coronado Way
Stuart Fl 34996
Barbra.sliman@yahoo.com

ENTRY DOOR REPLACEMENT

- Remove existing door and sidelite
- Install the following:
- (1) 3068 impact fiberglass door
- (1) 14" impact side lite
- Manufacturer: Advisar
- Style: ¼ lite 2-panel door, Element glass
- Hardware: Ares Poseidon Lever
- Finish: Factory painted (color to be determined by homeowner)
- 5 ¼" composite jamb, double bore, stainless steel hinges
- Trim out exterior and interior trim
- All demo and debris carted away by Natural Flow

Labor and materials - [REDACTED]

Date 5/12/25 Ck# 2411
50% deposit required upon ordering materials [REDACTED]
40% due upon commencement of work - [REDACTED]
10% balance due upon completion of work [REDACTED] (plus permitting fees)
To use a credit card add 3%

NOTE – CONCEALED OR UNKNOWN CONDITIONS – The above quote does not include labor or materials for sub-surface or otherwise concealed physical conditions that could not be detected at the time of this estimate. Natural Flow Inc is not responsible for any tile that may get damaged during the installation of sliding glass doors.

NOTE – The removal and re-installation of windows treatments are the responsibility of the homeowner.

NOTE – Please add \$350.00 for permitting.

Accepted by Barbara Sliman

1000

1000



**Impact Resistant
Windows & Doors**
WE'RE STRONGER™

10100 NW 25th Street
Miami, FL 33172
www.cgiwindows.com

DEALER COST

Quote Number: 1079805
Quote Name: Sliman
Project Name: Sliman
Saved Date: 5/7/2025 5:09:55 PM
CGI Sales Rep: Travis Whitton

Billing Information:

Natural Flow

391 NE BAKER ROAD
Stuart, FL 34994
P: 772-334-1011 F: 772-334-1078

Ship To Information:

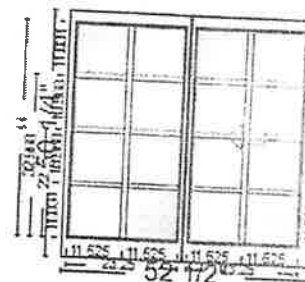
Natural Flow

391 NE Baker Rd.
Stuart, FL 34994
P: 772-334-1011 F: 772-334-1078

Line	Qty	Product	Size	Room Location	Unit Price	Total Price
100-1	1	Series 120 2 Panel Horizontal Roller	52.5" X 50.25"	front	\$0	\$0

52.5" x 50.25"

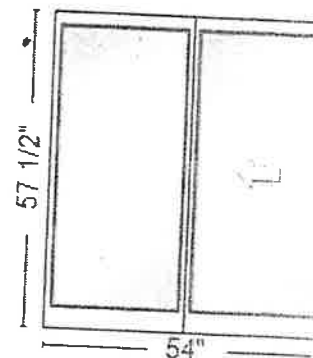
Product Family = Sentinel
DP + = 65, DP - = 65, NOA # = 23-0911.05, FPA # = FL-12734
U-Factor = 1.05, SHGC = 0.46, VT = 0.4, CR = 14, CPD = CDR-K-13-00034-00006
Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = OX
Aluminum Finish = White Powder
Screen Option = With Screen
Hardware Finish = White, Sweep Locks? = No
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = None
Double Applied, Colonial, Bar Width = 1", Profile Makeup (Exterior / Interior) = Semi-Contoured / Low Profile, 2W4H



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
200-1	2	Series 120 2 Panel Horizontal Roller	54" X 57.5"	back room	\$0	\$0

54" x 57.5"

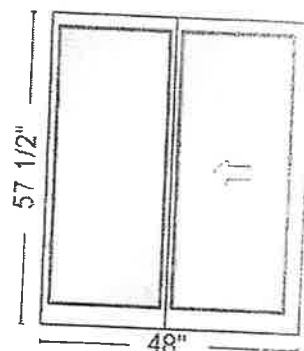
Product Family = Sentinel
DP + = 65, DP - = 65, NOA # = 23-0911.05, FPA # = FL-12734
U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = OX
Aluminum Finish = White Powder
Screen Option = With Screen
Hardware Finish = White, Sweep Locks? = No
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
300-1	1	Series 120 2 Panel Horizontal Roller	48" X 57.5"		\$0	\$0

48" x 57.5"

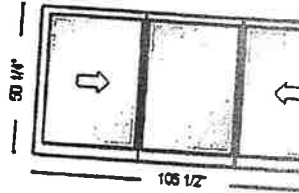
Product Family = Sentinel
DP + = 65, DP - = 65, NOA # = 23-0911.05, FPA # = FL-12734
U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = OX
Aluminum Finish = White Powder
Screen Option = With Screen
Hardware Finish = White, Sweep Locks? = No
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
400-1	1	Series 120 3 Panel Horizontal Roller	105.5" X 50.25"	dining	\$0	\$0

105.5" x 50.25"

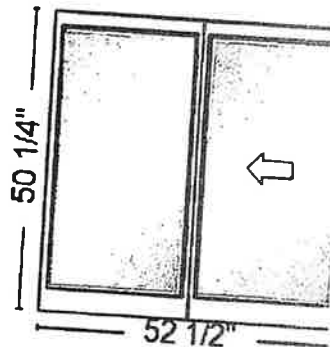
Product Family = Sentinel
 DP + = 65, DP - = 65, NOA # = 23-0911.05, FPA # = FL-12734
 U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
 Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = XOX
 Aluminum Finish = White Powder
 Screen Option = With Screen
 Hardware Finish = White, Sweep Locks? = No
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
500-1	1	Series 120 2 Panel Horizontal Roller	52.5" X 50.25"	back guest	\$0	\$0

52.5" x 50.25"

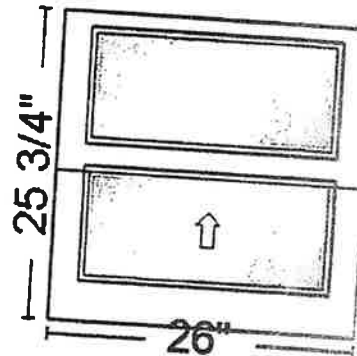
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 U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
 Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = OX
 Aluminum Finish = White Powder
 Screen Option = With Screen
 Hardware Finish = White, Sweep Locks? = No
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
600-1	2	Series 110 Single Hung	26" X 25.75"	baths	\$0	\$0

26" x 25.75"

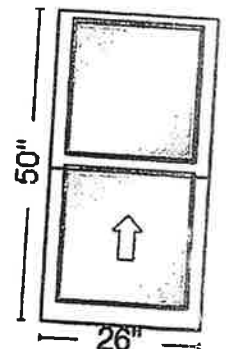
Product Family = Sentinel
 DP + = 75, DP - = 75, NOA # = 23-0911.03, FPA # = FL-9064
 U-Factor = 1.05, SHGC = 0.51, VT = 0.47, CR = 15, CPD = CDR-K-15-00034-00005
 Aluminum Finish = White Powder
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = Mist
 Frame Type = Flange Frame, Glazing Bead = Square Bead
 Balance Code = BL-110-1030
 Screen Option = With Screen
 Hardware Finish = White, Sweep Locks? = No, Number of Locks = 1, Window Opening
 Control Device (WOCD) = No



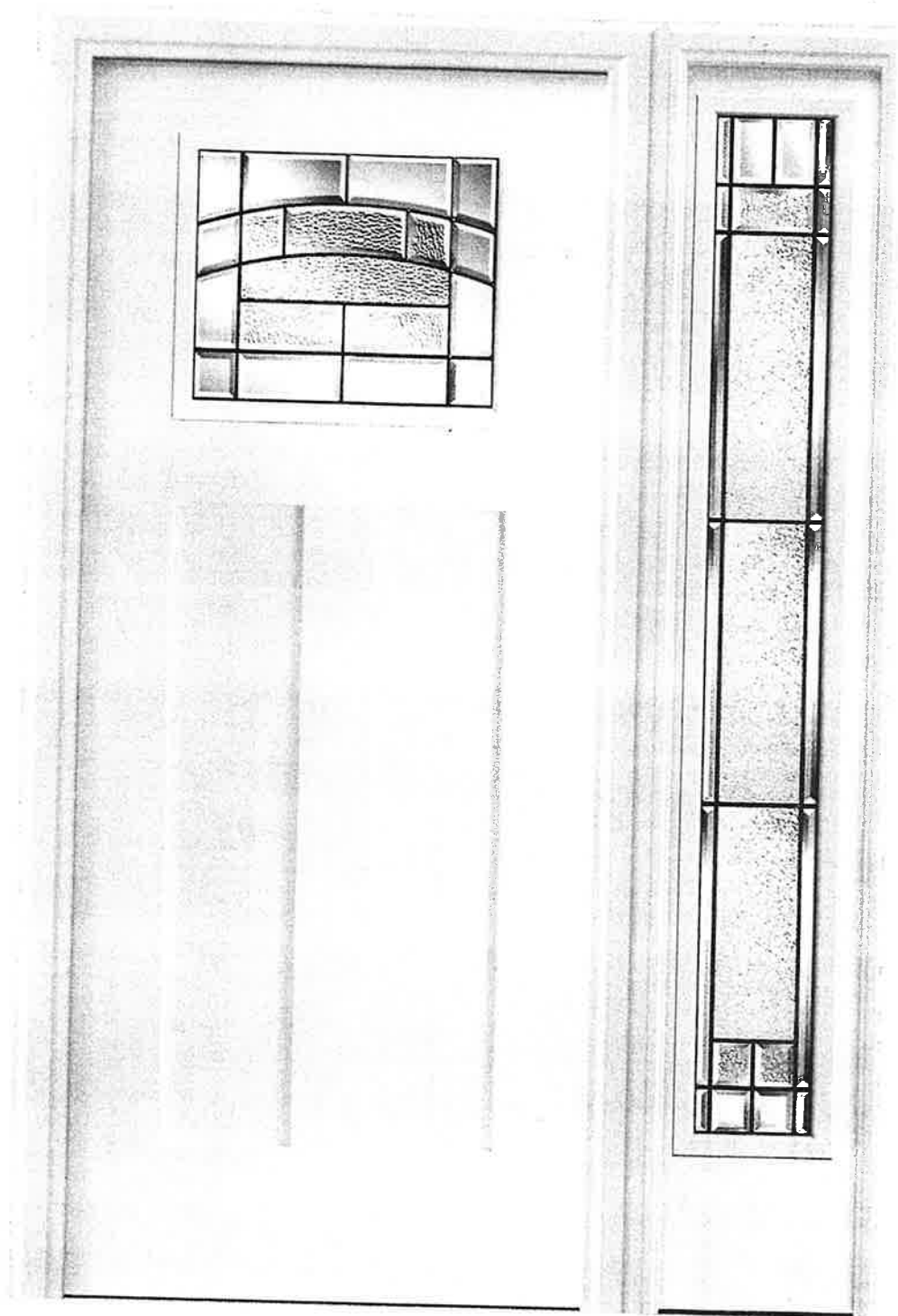
Line	Qty	Product	Size	Room Location	Unit Price	Total Price
700-1	2	Series 110 Single Hung	26" X 50"	master	\$0	\$0

26" x 50"

Product Family = Sentinel
 DP + = 75, DP - = 75, NOA # = 23-0911.03, FPA # = FL-9064
 U-Factor = 1.05, SHGC = 0.51, VT = 0.47, CR = 15, CPD = CDR-K-15-00034-00005
 Aluminum Finish = White Powder
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = None
 Frame Type = Flange Frame, Glazing Bead = Square Bead
 Balance Code = BL-110-2230
 Screen Option = With Screen
 Hardware Finish = White, Sweep Locks? = No, Number of Locks = 1, Window Opening
 Control Device (WOCD) = No



X Door Preview





Ron DeSantis, Governor

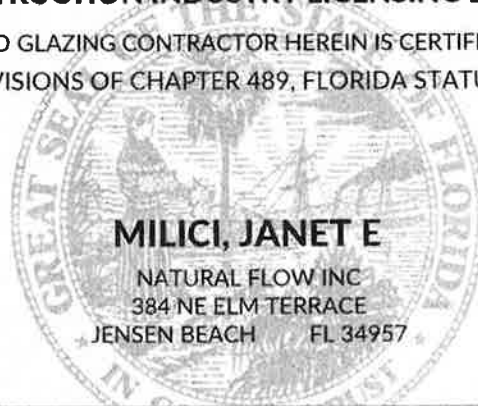
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GLASS AND GLAZING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



MILICI, JANET E

NATURAL FLOW INC
384 NE ELM TERRACE
JENSEN BEACH FL 34957

LICENSE NUMBER: SCC131151263

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/01/2024

Do not alter this document in any form.



This is your license. It is unlawful for anyone other than the licensee to use this document.



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 12/14/2024

EXPIRATION DATE: 12/14/2026

PERSON: JANET E MILICI

EMAIL: JANET@NATURALFLOW.NET

FEIN: 593169985

BUSINESS NAME AND ADDRESS:

NATURAL FLOW, INC.

NATURAL FLOW WINDOWS AND DOORS

1527 NE CARDINAL AVE

STUART, FL 34994

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Patriot Growth Insurance Services, LLC 8382 Baymeadows Road, Suite #2 Jacksonville FL 32256	CONTACT NAME: Tracy Chapman PHONE (A/C, No, Ext): (800) 563-5467 FAX (A/C, No): (904) 530-5003 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Southern-Owners Insurance Company NAIC # 10190 INSURER B: Auto-Owners Insurance Company 18988 INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Natural Flow Inc 1527 Ne Cardinal Ave Stuart FL 34994-1812	

COVERAGES	CERTIFICATE NUMBER: CL2482840651	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL SUBH INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		72656470	08/30/2024	08/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMPIOPAGG \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OO		4602367200	08/30/2024	08/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

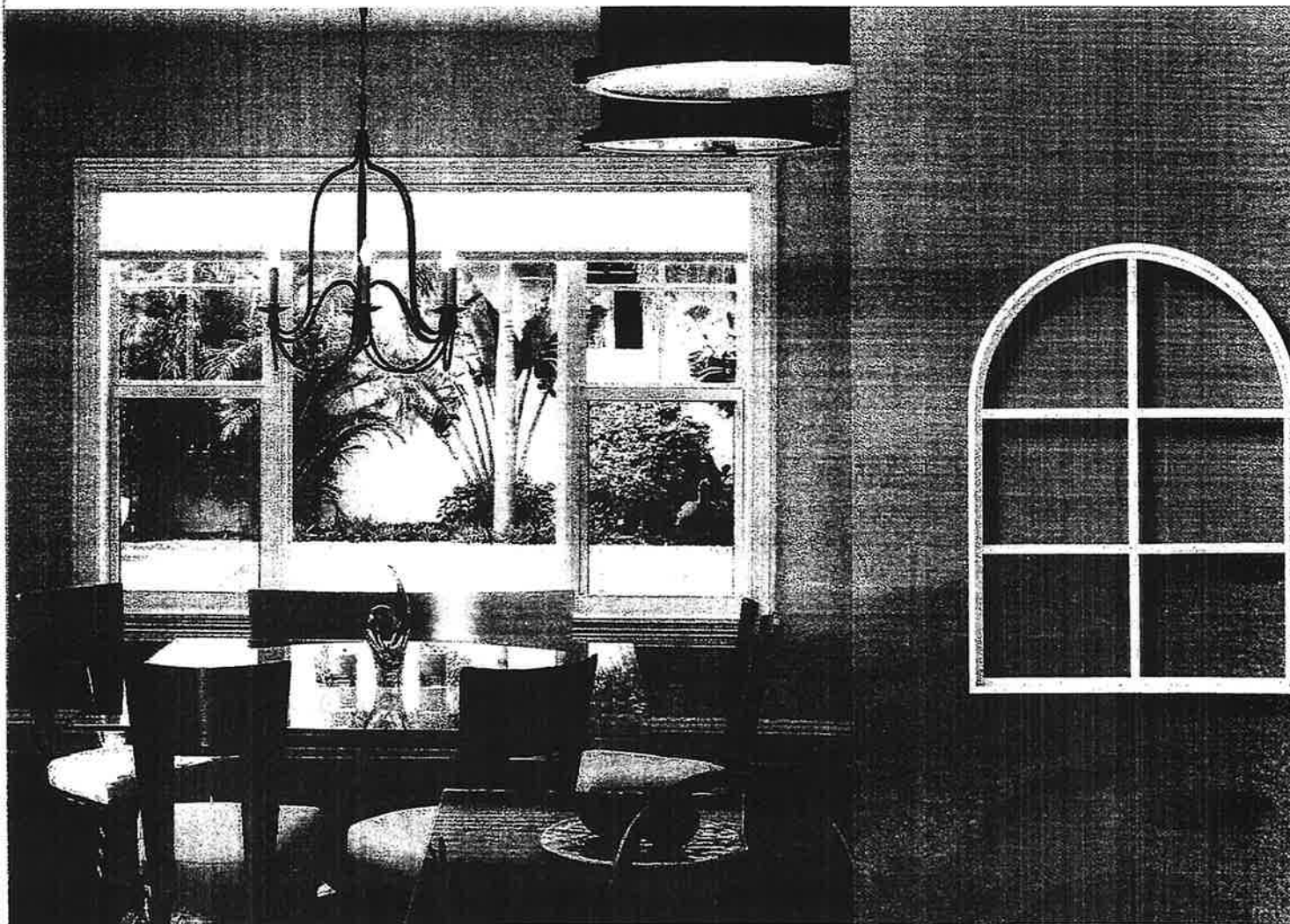
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Conquistador Homeowners Association, Inc. 1800 SE St Lucie Blvd Stuart FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

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Why Sentinel Impact Resistant Windows and Doors?



Sentinel by CGI has received the prestigious 2011 Crystal Achievement Award.

An investment in hurricane impact resistant Sentinel Windows and Doors for your home or commercial project is a very wise decision. Sentinel Windows and Doors are manufactured and backed by CGI, founded in 1992 by the original pioneers in design and manufacture of performance impact hurricane resistant windows and doors. CGI's reputation for building high quality windows and doors makes CGI's products the preferred choice of architects, developers, builders and homeowners wherever impact resistant windows and doors are required.

Sentinel's complete line of windows and doors are manufactured to enhance the aesthetics of every

Available Finishes:

White, Bronze and Class I Clear Anodized

Standard Glass Colors:

Clear, Gray, Dark Gray (Turtle Code),
Bronze, Solexia Green, White Interlayer,
Mist (Pattern 62), Rain

Glass Types:

5/16" Laminated
3/4" Insulated Laminated

Glass Coatings:

Energy efficient LoE options

Standard Hardware:

Egress lock

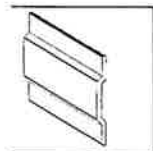
Standard Features:

Two & three panel configurations
OX, XO, XOX
Equal lites or 1/4-1/2-1/4 configuration
Flush design
Double weatherstripping and weeped sill
2 1/2" deep frame
Extruded snap-on square glazing beads
Strong structural glazing
Concealed jamb anchor cover
(3) #10-1 1/4" stainless steel fasteners
per corner
Extruded screen frame with Super-View™
fiberglass mesh

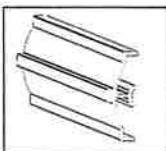
Optional Items:

Sash interlock rail mounted sweep lock
Flange, fin & equal leg frame options

Optional Muntins:



Low Profile



Semi-Contoured
(exterior only)

Glass Types:



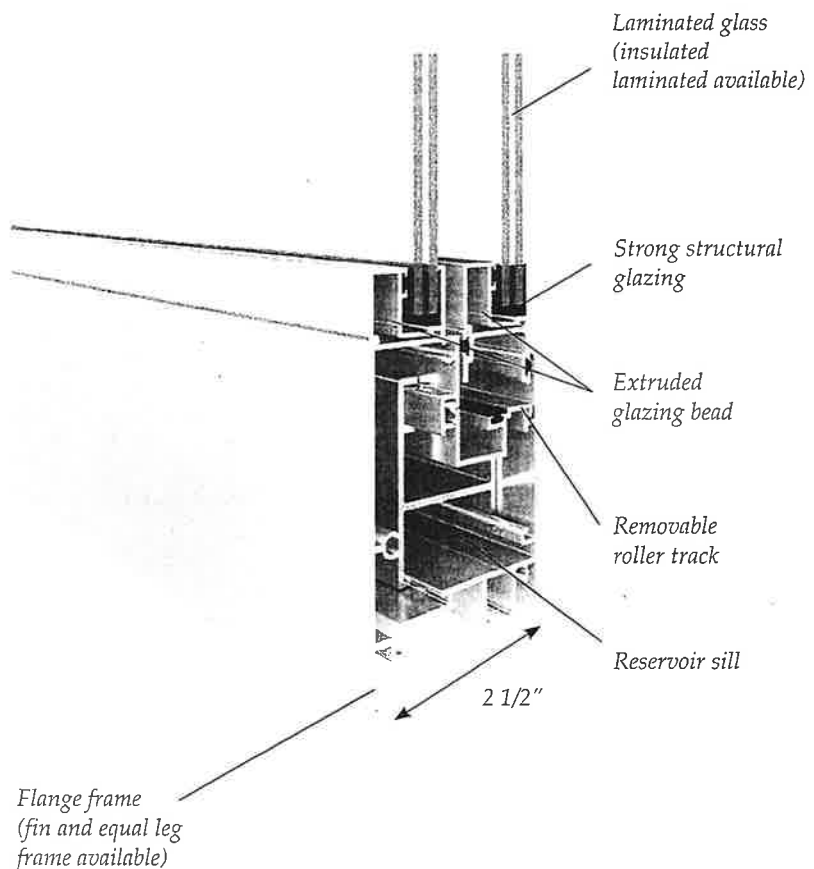
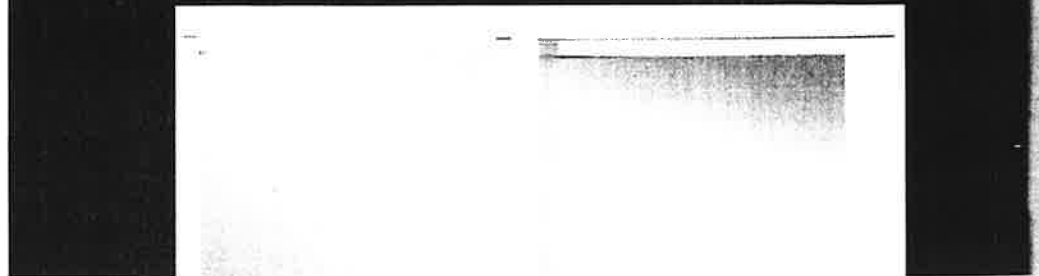
Laminated
Glass



Insulated
Laminated Glass

Sentinel Horizontal Rolling Window 120

Available with Sentinel clipless mullions that are flush on the interior.
Stainless steel package comes standard. Super smooth rolling action.



Received 5/14/25

Conquistador

APPLICATION FOR ARCHITECTURAL REVIEW

Please deliver or mail this form with any related information to:

Conquistador Homeowners' Association, Inc.
1800 SE St. Lucie Blvd., Clubhouse
Stuart, FL 34996

Attn. Architectural Review Committee

**PLEASE DO NOT FAX OR
EMAIL APPLICATION TO
ARCHITECTURAL
REVIEW COMMITTEE**

Name of Homeowner / Applicant: JAY/WANDA WARFORD

Project Property Address: 3230 SE GRAN VIA Way

Phone: 440-554-2194 Email: WWarford55@gmail.com

Is this a resubmittal? Yes ☐ No ☒ Is this an emergency requiring expedited handling? Yes ☒ No ☐

Approval is requested for the following modification(s) / alteration(s) to the above property. Type in or print out and fill in the information relating to your project. Please note in the Additional Information section if this request is for an identical replacement / repair / or reconditioning of an existing item:

Addition / Alteration

Generator

Propane Tank

Decorative Shutters

Hurricane Shutters

Roof

Driveway Replacing

Lamp Post / Fixture

Screen Room / Enclosure

Exterior Door Side Door

Mailbox/Mailbox Post Color

Siding / Stucco

Fences

Paint*

Soffits / Facia

Garage Door

Patio / Deck

Water Features

Garage Screen Door

Pool / Spa Equipment

Window Replacement

Solar - Hot Water

Solar - Pool Heating

Solar - Photovoltaic

* Paint Specifics - Please specify colors by code numbers if using the Approved Exterior Colors for All of Conquistador if you are using the approved color palette. If you are not using the approved color palette the applicant must submit color samples for the following:

House Color: _____ Manufacturer: _____

Trim Color: _____ Manufacturer: _____

Side ~~Garage~~ Door Color: white Manufacturer: Jeldwel

Front Door Color: _____ Manufacturer: _____

Other: _____ Manufacturer: _____

Please check and attach appropriate items as necessary:

Initial Plan(s) / Specification(s)

Revised Plan(s) / Specification(s)

Drainage Surface Water Plan

Grading Plan

Color Sample(s)

Texture Sample(s)

Additional Information: _____

Anticipated Commencement Date: 7/6/25 Anticipated Completion Date: 7/28/25

By signing this Application, the applicant acknowledges that approval by the Architectural Control Board is subject to the following:

1. The applicant agrees that no work shall commence prior to receiving written approvals by the Architectural Control Board.
2. The applicant shall obtain the necessary building permits from the Martin County Building Department. Items requiring building permits can be found at <https://www.martin.fl.us/martin-county-services/do-i-need-permit>
3. The applicant shall use contractors / subcontractors registered with the Martin County Building Department.
4. The applicant shall comply with all provisions of the Conquistador Homeowners' Association, Inc. governing documents as well as all other governing documents.
5. The activities associated with this application shall not infringe on the property rights of others, and shall take place Monday - Friday, 8 AM - 5 PM.
6. Access to the area(s) of construction shall be allowed through the applicants' property. If access to a neighboring property is required, the applicant shall receive written permission from neighboring property owner. The applicant shall be responsible for any repairs to damage caused during the project to neighboring properties or common areas.
7. The applicant agrees not to deviate from the intent or substance of the approved Application. Should a deviation occur, the applicant agrees to rectify the deviation upon notification from the Architectural Control Board.
8. Remodeling debris, including, but not limited to cabinets, doors, rugs, appliances, or other large materials, must be disposed of privately by the owner at his/her expense through a private refuse company or by the contractor performing the work. If a dumpster is required for your project to dispose of debris it is requested that the dumpster be onsite no more than 30 days.

Homeowner / Applicant Signature: Danda Warford Date: 5/15/2025

Conquistador Homeowners' Association, Inc. Use Only

Date Received by Architectural Review Committee (ARC): _____

Recommended by ARC

Date:

5/15/25

By:

Renee Brantley

Recommended by ARC with Conditions Date: _____

By: _____

Not Recommended by ARC

Date: _____

By: _____

Explanation(s) / Comment(s) _____

Date Received by Architectural Control Board (ACB) _____

Approved by ACB

Date:

5/15/25

By:

Renee Brantley

Approved by ACB with Conditions

Date: _____

By: _____

Disapproved by ACB

Date: _____

By: _____

Explanation(s) / Comment(s) _____

NATURAL FLOW WINDOWS AND DOORS
1527 NE CARDINAL AVE
STUART, FL 34994
772-334-1011

April 21, 2025

Wanda Warford
Conquistador Homeowners
3230 SE Grand Villa Way
Stuart Fl 34996
Wwarford55@gmail.com

WINDOW REPLACEMENT

Remove existing windows and install the following

Manufacturer: CGI – Sentinel Series

* Frame: Bronze Aluminum

Glazed: Gray laminated impact glass

- (1) 17" x 37" Single hung window- Obscured privacy glass (Bathroom)
- (2) 24" x 53" Single hung window (Master)
- (2) 51" x 61" Horizontal roller window (Guest)
- (1) 17" x 37" Single hung window- Obscured privacy glass (Master bath)
- (1) 72" x 49" Horizontal roller window- (Front guest room)
- (1) 72" x 49" Horizontal roller window- (Living room)
- (3) 25" x 61" Fixed windows (Front)
- Caulk all perimeters
- All assembly and installation fasteners to be stainless steel
- Cart away all demo and debris
- Drywall and stucco repair not included

Labor and materials - [REDACTED]

Date 5/13/25 Check # 280
50% deposit required upon ordering materials - [REDACTED]
40% due upon commencement of work - [REDACTED]
10% balance due upon completion of work - [REDACTED] (Plus permitting fees)
To use a credit card add 3%

NOTE – Window treatments are the responsibility of the homeowner.

NOTE – Permitting fees of \$350 are not included in the above price.

NOTE – CONCEALED OR UNKNOWN CONDITIONS –The Above quote does not include labor or materials for sub-surface or otherwise concealed physical conditions that could not be detected at the time of this estimate, to include but not limited to, concrete issues, wood rot, drywall or sills. Natural Flow Inc is not responsible for any flooring that may get damaged during the installation of doors.

Accepted by Wanda Warford

100-1000000

100-1000000
100-1000000
100-1000000

NATURAL FLOW WINDOWS AND DOORS
1527 NE CARDINAL AVE
STUART, FL 34994
772-334-1011

May 13, 2025

Wanda Warford
Conquistador Homeowners
3230 SE Grand Villa Way
Stuart Fl 34996
Wwarford55@gmail.com

GARAGE DOOR

- Remove existing door and jamb
- Install the following:
- Manufacturer – Jeldwen
- (1) 32" x 80" Smooth door with single hung window (LHOS)
- Double bore
- 5 1/4" composite jamb, threshold and brick mold
- Hardware to be supplied by homeowner and installed by Natural Flow
- Door primed
- Door needs to be painted by others within 30 days of installation

Labor and materials - [REDACTED]

Date 5/13/25 Ck# 280
50% deposit require upon ordering materials [REDACTED]
50% balance due upon completion of work - [REDACTED] plus permitting fees)
To use a credit card add 3%

NOTE – Permitting fees of \$350 not included in above price.

NOTE – CONCEALED OR UNKNOWN CONDITIONS –The Above quote does not include labor or materials for sub-surface or otherwise concealed physical conditions that could not be detected at the time of this estimate, to include but not limited to, concrete issues, wood rot, drywall or sills.

Accepted by

Wanda Warford

2020-2021

2020-2021



**Impact Resistant
Windows & Doors**
WE'RE STRONGER™

10100 NW 25th Street
Miami, FL 33172
www.cgiwindows.com

DEALER COST

Quote Number: 1079769
Quote Name: Warford
Project Name: Warford
Saved Date: 5/12/2025 11:32:52 AM
CGI Sales Rep: Travis Whitton

Billing Information:

Natural Flow

391 NE BAKER ROAD
Stuart, FL 34994
P: 772-334-1011 F: 772-334-1078

Ship To Information:

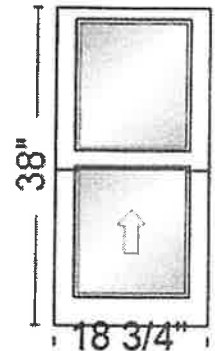
Natural Flow

391 NE Baker Rd.
Stuart, FL 34994
P: 772-334-1011 F: 772-334-1078

Line	Qty	Product	Size	Room Location	Unit Price	Total Price
100-1	1	Series 110 Single Hung	18.75" X 38"	master bath	\$0	\$0

18.75" x 38"

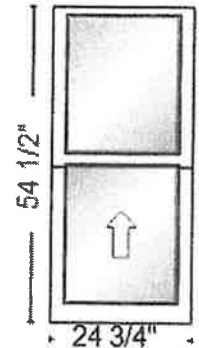
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DP + = 75, DP - = 75, NOA # = 23-0911.03, FPA # = FL-9064
U-Factor = 1.05, SHGC = 0.51, VT = 0.47, CR = 15, CPD = CDR-K-15-00034-00005
Aluminum Finish = Bronze Powder
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = Mist
Frame Type = Flange Frame, Glazing Bead = Square Bead
Balance Code = BL-110-1620
Screen Option = With Screen
Hardware Finish = Bronze, Sweep Locks? = No, Number of Locks = 1, Window Opening
Control Device (WOCD) = No



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
200-1	2	Series 110 Single Hung	24.75" X 54.5"	master	\$0	\$0

24.75" x 54.5"

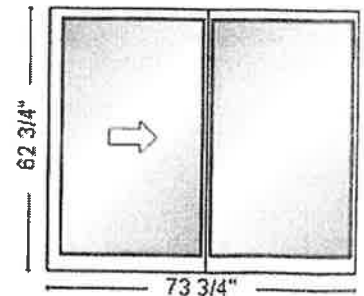
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U-Factor = 1.05, SHGC = 0.51, VT = 0.47, CR = 15, CPD = CDR-K-15-00034-00005
Aluminum Finish = Bronze Powder
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = None
Frame Type = Flange Frame, Glazing Bead = Square Bead
Balance Code = BL-110-2430
Screen Option = With Screen
Hardware Finish = Bronze, Sweep Locks? = No, Number of Locks = 1, Window Opening
Control Device (WOCD) = No



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
300-1	1	Series 120 2 Panel Horizontal Roller	73.75" X 62.75"		\$0	\$0

73.75" x 62.75"

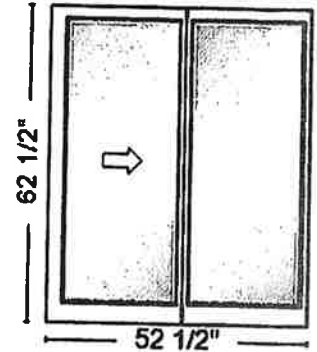
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U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = XO
Aluminum Finish = Bronze Powder
Screen Option = With Screen
Hardware Finish = Bronze, Sweep Locks? = No
Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
400-1	2	Series 120 2 Panel Horizontal Roller	52.5" X 62.5"	guest bed	\$0	\$0

52.5" x 62.5"

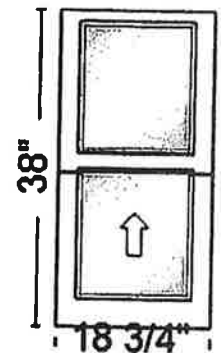
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 U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
 Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = XO
 Aluminum Finish = Bronze Powder
 Screen Option = With Screen
 Hardware Finish = Bronze, Sweep Locks? = No
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = None



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
500-1	1	Series 110 Single Hung	18.75" X 38"	guest bath	\$0	\$0

18.75" x 38"

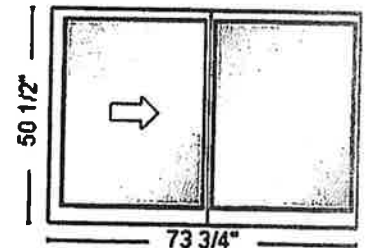
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 U-Factor = 1.05, SHGC = 0.51, VT = 0.47, CR = 15, CPD = CDR-K-15-00034-00005
 Aluminum Finish = Bronze Powder
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = Mist
 Frame Type = Flange Frame, Glazing Bead = Square Bead
 Balance Code = BL-110-1620
 Screen Option = With Screen
 Hardware Finish = Bronze, Sweep Locks? = No, Number of Locks = 1, Window Opening
 Control Device (WOCD) = No



Line	Qty	Product	Size	Room Location	Unit Price	Total Price
600-1	1	Series 120 2 Panel Horizontal Roller	73.75" X 50.5"	guest 2	\$0	\$0

73.75" x 50.5"

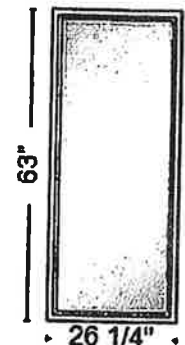
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 U-Factor = 1.05, SHGC = 0.51, VT = 0.45, CR = 14, CPD = CDR-K-13-00034-00005
 Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = XO
 Aluminum Finish = Bronze Powder
 Screen Option = With Screen
 Hardware Finish = Bronze, Sweep Locks? = No
 Interlayer Type = PVB, Glass Make-Up = 5/16" Lami (Ann/Ann)
 Glass Color = Gray, Textured Glass = None



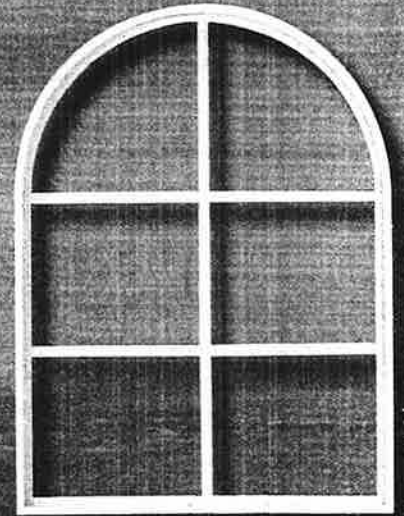
Line	Qty	Product	Size	Room Location	Unit Price	Total Price
700-1	3	Series 130 Fixed Window	26.25" X 63"	front	\$0	\$0

26.25" x 63"

Product Family = Sentinel
 DP + = 80, DP - = 80, NOA # = 23-0911.02, FPA # = FL-9063
 U-Factor = 0.98, SHGC = 0.51, VT = 0.44, CR = 16, CPD = CDR-K-14-00033-00005
 Aluminum Finish = Bronze Powder
 Interlayer Type = PVB, Glass Make-Up = 7/16" Lami (Ann/HS)
 Glass Color = Gray, Textured Glass = None
 Frame Type = Flange Frame, Glazing Bead = Square Bead, Handing (Viewed from the outside) = Fixed



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Sentinel's complete line of windows and doors are custom manufactured to enhance the aesthetics of every

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Clear, Gray, Dark Gray (Turtle Code),
Bronze, Solexia Green, White Interlayer,
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5/16" Laminated
3/4" Insulated Laminated

Glass Coatings:

Energy efficient LoE options

Standard Hardware:

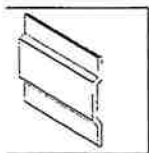
Egress lock

Standard Features:

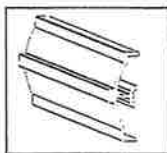
Two & three panel configurations
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Flush design
Double weatherstripping and weeped sill
2 1/2" deep frame
Extruded snap-on square glazing beads
Strong structural glazing
Concealed jamb anchor cover
(3) #10-1 1/4" stainless steel fasteners
per corner
Extruded screen frame with Super-View™
fiberglass mesh

Optional Items:

Sash interlock rail mounted sweep lock
Flange, fin & equal leg frame options

Optional Muntins:

Low Profile



Semi-Contoured
(exterior only)



Laminated
Glass

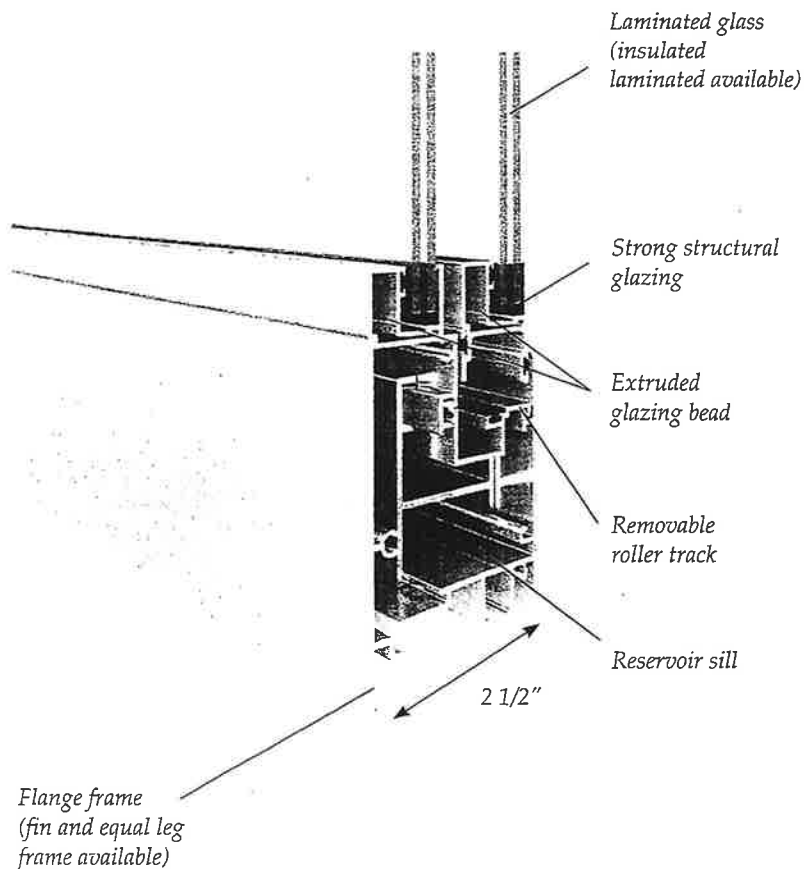
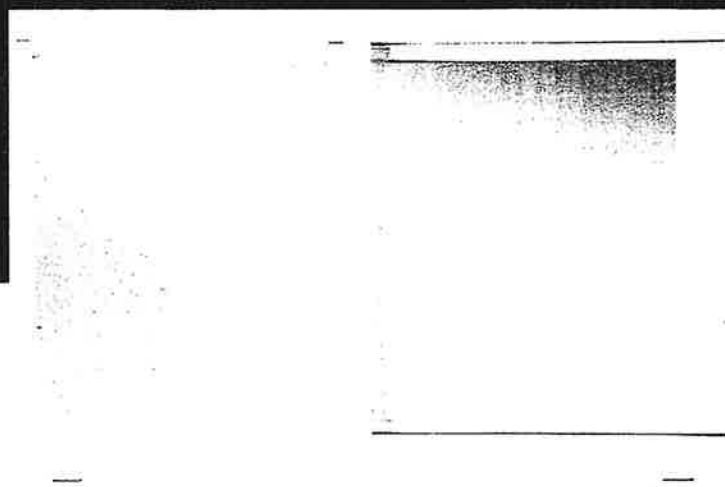


Insulated
Laminated Glass

Glass Types:

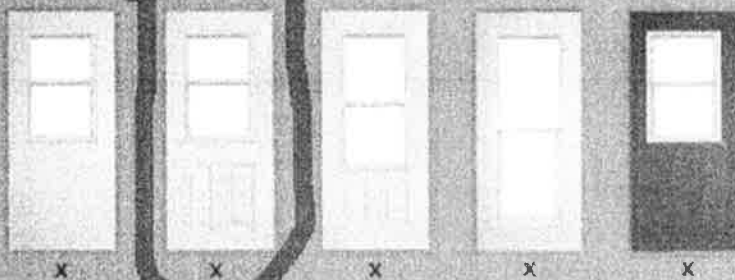
Sentinel Horizontal Rolling Window 120

Available with Sentinel clipless mullions that are flush on the interior.
Stainless steel package comes standard. Super smooth rolling action.



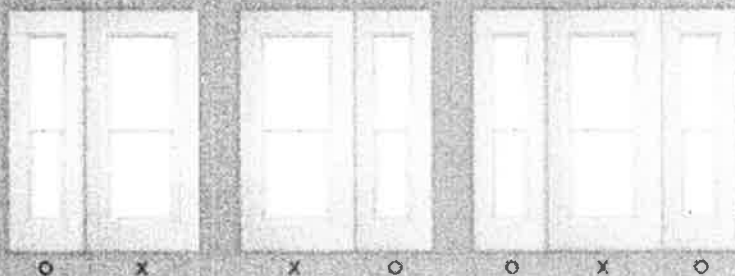
The Windsert Door System

Single Doors Configurations



The Windsert can be used in many different configurations enduring good looks and performance. All configurations have been rigorously tested for use in the HVHZ (High Velocity Hurricane Zone) which carries the most stringent codes around. The Windsert was tested installed in a Plastpro Fiberglass door with rot free polyfiber jambs and it can also be used in any approved glazed door system using our component approval.

Single Doors with Sidelights Configurations

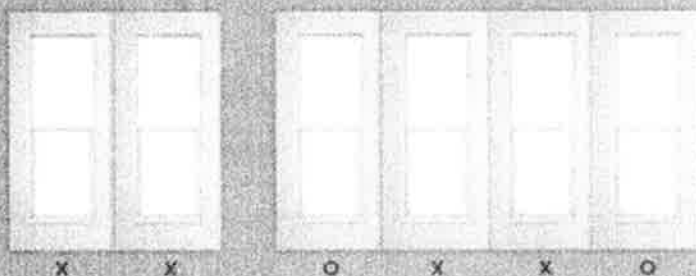


- Available to fit from 2'0 to 12'0 opening.

X = Active Door

O = Fixed Door

Double Doors with Sidelights Configurations



Sizes Available in 6'8 Height

Door sizes available		Windsert - half light	Windsert - full light	Windsert - 3/4 light	Impact glass	non Impact glass
Single/Sidelight	Double					
2'0	4'0	*14x36	*14x64	--	yes	yes
2'4	4'8	*14x36	*14x64	--	yes	yes
2'6	5'0	*18x36	*18x64	--	yes	yes
2'8	5'4	*20x36	*20x64	--	yes	yes
2'10	5'8	*22x36	*22x64	22x48	yes	yes
3'0	6'0	*22x36	*22x64	22x48	yes	yes

All door sizes can be built as single doors, double doors and sidelights.
All Windsert Inset Windows are white with white frames

* Stock sizes



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GLASS AND GLAZING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MILICI, JANET E

NATURAL FLOW INC
384 NE ELM TERRACE
JENSEN BEACH FL 34957

LICENSE NUMBER: SCC131151263

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/01/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 12/14/2024

EXPIRATION DATE: 12/14/2026

PERSON: JANET E MILICI

EMAIL: JANET@NATURALFLOW.NET

FEIN: 593169985

BUSINESS NAME AND ADDRESS:

NATURAL FLOW, INC.

NATURAL FLOW WINDOWS AND DOORS

1527 NE CARDINAL AVE

STUART, FL 34994

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Patriot Growth Insurance Services, LLC 8382 Baymeadows Road, Suite #2 Jacksonville FL 32256		CONTACT NAME: Tracy Chapman PHONE (A/C, No, Ext): (800) 563-5467 FAX (A/C, No): (904) 530-5003 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Southern-Owners Insurance Company INSURER B: Auto-Owners Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10190 18988
INSURED Natural Flow Inc 1527 Ne Cardinal Ave Stuart FL 34994-1812			


COVERAGES**CERTIFICATE NUMBER:** CL2482840651**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			72656470	08/30/2024	08/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY OO <input type="checkbox"/>			4602367200	08/30/2024	08/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Conquistador Homeowners Association, Inc. 1800 SE St Lucie Blvd Stuart FL 34996	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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