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**Architectural Guideline for Exterior Building Wiring**  
**Board of Directors Meeting**

Approved - October 20, 2020

Version 2 approved – November 17, 2020

The Declaration of Condominium, Article 9.4 reads as follows:

*No Unit Owner shall make or permit to be made any internal material alteration, addition or modification to his Unit, without the prior written consent of the Association or Developer. No Unit Owner shall cause the balcony, porch, or terrace which is abutting, or part of his unit to be enclosed or cause any improvements or changes to be made therein without the written permission of the Association or Developer. No Unit Owner shall cause to be made any modification or installation of electrical wiring, television antenna system or connections whether inside or outside the Unit or in any manner change the appearance of any portion of the Condominium Property. No unit Owner may cause any material puncture or break in the boundaries of his Unit. No Unit Owner shall grow or plant any type plant, shrub, flower, etc. outside his Unit without the prior, written consent of the Association. All Units above ground level shall maintain fully carpeted floors in said Units at all times (except in the kitchen and bathroom areas).*

The Association recognizes that changing technology, new services, or modifications to existing services to a condominium unit may require installation of wires to be placed on the exterior of the unit with access to the interior of the unit. This must be done in a manner which does not detract from the overall appearance of the building exterior.

The following pages will provide the owner with instructions for the contractor to use when new wiring is required. Some have illustrations which are intended to clarify the written instructions.

**If further clarification is required, please contact the Property Manager prior to the work.**

Figure 1



New wiring which originates near the meters and Air Conditioning units along the brick wall, must be run directly up in a straight and vertical line until it reaches the juncture where a vertical and horizontal plane meet. It then must continue to run in a straight horizontal line around the building at the juncture where the vertical and horizontal plane meet (as shown by the red arrows above).

Reminder: Wiring can be attached to the outside wall. Wiring cannot be attached to the soffit. Use of conduit to contain and protect the wiring is optional. If use of conduit is preferred, the conduit should be limited in size to the maximum size needed to house the new wiring.

Figure 2



Wiring must run above the balcony floor and along the threshold of the upstairs slider (bottom of the sliding door) if it is to travel from the living room wall to the kitchen wall or vice versa (as shown by the red arrows above).

- The Association will be responsible to paint the exterior wiring.

**Compliance:**

In accordance with the governing documents, the owner is to obtain architectural approval before installing anything to the exterior of the building. Failure to obtain this approval is automatic reason for denying the application and justification for removal if already installed. All costs of enforcing this provision of the architectural guideline will be borne by the owner, including but not limited to, any damages as a result of installing and/or removing the installed items.

Anything installed/attached to the exterior of the building is to be inspected by a representative of the association at a cost to be later determined by the Board of Directors.

The unit owner(s) shall be ultimately responsible for the actions of themselves, any contractor or third party. Additionally, the following applies...

- A) No unit owner(s) shall do anything, nor shall any unit owner(s) allow any other party to do anything, which would cause the cost of any insurance policy maintained by the Association to increase.
- B) A unit owner who installs anything to the exterior of the unit shall be responsible and liable to the Association for the cost of repairing any damage that he or she may cause to any portion of the Middlebrook Pines Condominium property (e.g. Association owner property, common elements, limited common elements) as a result of the installation whether the damage is caused by the owner, or by someone acting on behalf of the owner.
- C) A unit owner who installs anything to the exterior of the unit shall be responsible and liable to the Association for the cost of curing anything that may arise as a result of the failure of that owner to fully comply with these rules.

**THE OWNER SHALL NOTIFY THE ASSOCIATION WHEN THE WORK IS SCHEDULED AND WHEN IT HAS BEEN COMPLETED.**

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***Middlebrook Pines Board of Directors will have final say in what is aesthetically appropriate.***