

FLORIDA CLUB CONDOMINIUM ASSOCIATION, INC
500 Florida Club Blvd
Saint Augustine, FL 32084
(904) 829-8115, (904) 829-8078 Fax

INTERIOR FIRE SPRINKLER INSPECTION NOTICE

Dear Unit Owner,

November 9, 2010

It is the responsibility of the Unit Owner to maintain the fire sprinklers located in their specific unit and to inform management if they notice that the sprinkler is missing, damaged, rusted or otherwise not functional. (Ceiling paint on the fire sprinkler will prevent the sprinkler from functioning properly.) However, the Association board realizes that some owners or residents may not know if the fire sprinklers are operational and has therefore **found it necessary to order an inspection of the fire sprinklers located in the parameter of each individual unit** to ensure they are working properly at no charge to the unit owner. (In the event a fire sprinkler is inspected and found to be damaged the Association is not responsible for the cost of replacing damaged sprinklers in individual units; this cost will be billed separately to the individual unit owner.)

The Association has the main exterior fire alarm/sprinklers inspected annually by Wayne Automatic, yet, it is much more challenging for the Association to facilitate access to all 264 individual units and we will need your help in either 1) being home during the brief inspection or 2) affording access by the Association using the emergency key held on file in the management office. **Management will not have a specific time as to when your unit will be inspected.**

Wayne Automatic and a representative of the Florida Club will be doing a very brief inspection in buildings 510, 520, 540, 550 and 560 on Monday, November 15, 2010 starting at 9:00 a.m. until approximately 5:00 pm, and building 535, 605, 610, 615 and 625 on Tuesday, November 16, 2010 starting at 9:00 am until approximately 5:00 pm. **Owners are responsible for notifying their renters.**

Please be of assistance to us and this very important inspection as the Association is simply trying to protect your home and your investment. If for some reason you cannot be home, or do not afford access to your particular unit, it is understood that you are taking full responsibility for the sprinklers not functioning in your unit in the event of a fire. Following the inspection we will mail notice to the unit owner and will keep in the records held at the Florida Club an affidavit of inspection (with any corrections needed) or a notice that you have declined this inspection.

Wayne Automatic and the Florida Club representative will knock 1 (one) time on the door and ring your door bell, they will wait for approximately 5 (five) seconds, if you do not answer the door, they will try to use the key for entry (if a key has been provided) for a brief inspection of your fire sprinklers, and if the key does not fit then your unit will not be inspected by an authorized fire sprinkler inspector. If you have any pets please keep them in a secured area as we cannot be responsible for your animals.

Marian L. Morton, LCAM

Date

Jennifer Johnson, Administrative Assistant

Date

On behalf of the Board of Directors for the Florida Club Condominium Association, Inc.