

LAKEMONT COVE CONDOMINIUM ASSOCIATION, INC.
FIRE CODE COMPLIANCE

July 9, 2010

To All Unit Owners:

Please be advised that the Fire Code NFPA 13R 6.9.5 reads as follows:

“...6.9.5 Sprinklers shall not be required in any porches, balconies, corridors, and stairs that are **open and attached**....”

During a recent Fire Marshall inspection it was noted that some units have enclosed their lanais with sliders and have created an enclosed lanai, which is no longer “open” and “attached”. Based on this information these units have become a violation and will need to have sprinklers installed in their lanais at the Homeowner’s expense.

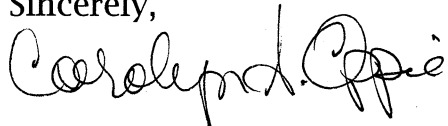
The Fire Department has given us 120-150 days to get these into compliance. Any fines received by Lakemont Cove for these violations will be passed on to the homeowner plus any collection costs involved.

We are sending this information to all homeowners so that they will be aware of the Fire Code Compliance requirements for the lanai areas of your units.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Thank you.

Sincerely,



Carolyn S. Oppie, CAM, CMCA, AMS, CFPM
Association Manager

Cc: Board
File