

February 7, 2015

RE: Notice of Via Mare Condo Flooring Compliance
Sent via Email and U.S. Postal Service

Dear Via Mare Condo Owners:

Prior to the new HOA Board taking their seats, the previous board and investors had several complaints from ground floor units regarding noise. They attempted to correct this issue by putting insulation between the floors and installing bamboo flooring above in one of the units. It reduced the noise some, but did not solve the problem.

It has come to our attention that multiple units are not in compliance with the DECLARATION OF CONDOMINIUM OF VIA MARE CONDOMINIUMS documents regarding flooring in the upstairs units. Following is the language from the DECLARATION OF CONDOMINIUM OF VIA MARE CONDOMINIUMS dated April 5, 2007 that each owner received and agreed to at closing when we purchased our condominiums:

Section 5.2 Units, (3)(1)(e) Flooring (1) "Except as provided in this subsection, all Units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in foyers, kitchens, bathrooms or laundry rooms. A Unit Owner who desires to install, in place of carpeting, any hard surface floor covering (e.g. Marble, slate, ceramic tile, wood or parquet) also shall install a sound absorbent underlayment of such kind and quality as approved by the Association from time to time, or equivalent or superior to sound insulation material, installed with accordance with the regulations issued by the Association as amended from time to time. The Unit Owner must obtain written approval of the Board of Directors prior to any such installation..."

Also included with this letter are floor plans, with the upstairs units showing where carpeting is required. Though our Condo Documents clearly state that the Board of Directors may require the Unit Owners to immediately replace these areas with carpet at their own expense, we as the Board (both upstairs and ground floor units owners), understand that you purchased your condominium with hard surface flooring when carpet was required. We also understand that the expense of correcting the issue now, may not be possible for you. In an effort to bring all Via Mare Units into compliance, please accept this letter, as approved by the Board, as notice of the following:

Prior to selling your upstairs Unit, you are required to either proof that you are in compliance or replace your flooring to the standards outlined above from the DECLARATION OF CONDOMINIUM OF VIA MARE CONDOMINIUMS. If you do not replace the flooring prior to selling your unit, you are required to disclose the fact that your Unit is not in compliance and the new owners are responsible for correcting the issue at their own expense within 30 days of closing. **PLEASE NOTE: This notice supplements any existing requirements on units otherwise affected by a previous legal settlement.**

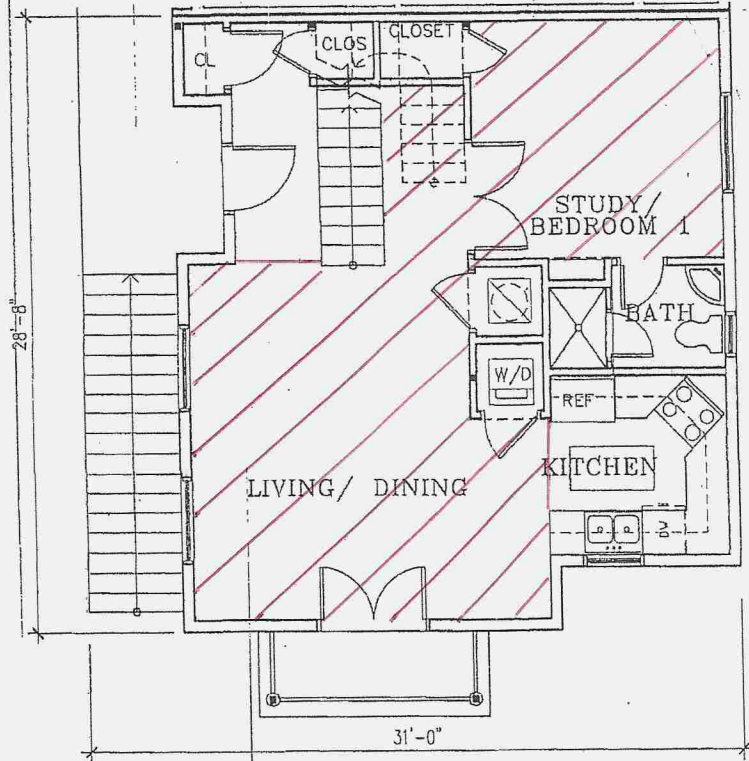
There will always be some noise because kitchens and foyers were built above ground floor unit bedrooms. We ask that owners of upstairs units (and notify your tenants) be considerate of their neighbors below. Until you replace the flooring, the use of large area rugs would make a difference. If you have questions or comments, please feel free to contact me via email at JEdwards@GPSconsultants.us and I will share with the Board. Together, we can make Via Mare the best community in Atlantic Beach.

Sincerely,

Jenni L. Edwards
Via Mare HOA Board President

CARPET REQUIRED

SECOND FLOOR UNIT
FACING AHERN

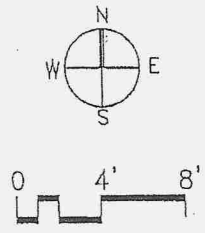


SECOND FLOOR

UNIT TYPE C

BUILDINGS 1 & 3
UNIT 3 & 11

BUILDINGS 2 & 4
UNIT 7 & 15 (REVERSED)



johndaviedesigns
general contractor- CGC021992
(904) 424-5218 (office)
(904) 247-8055 (fax)

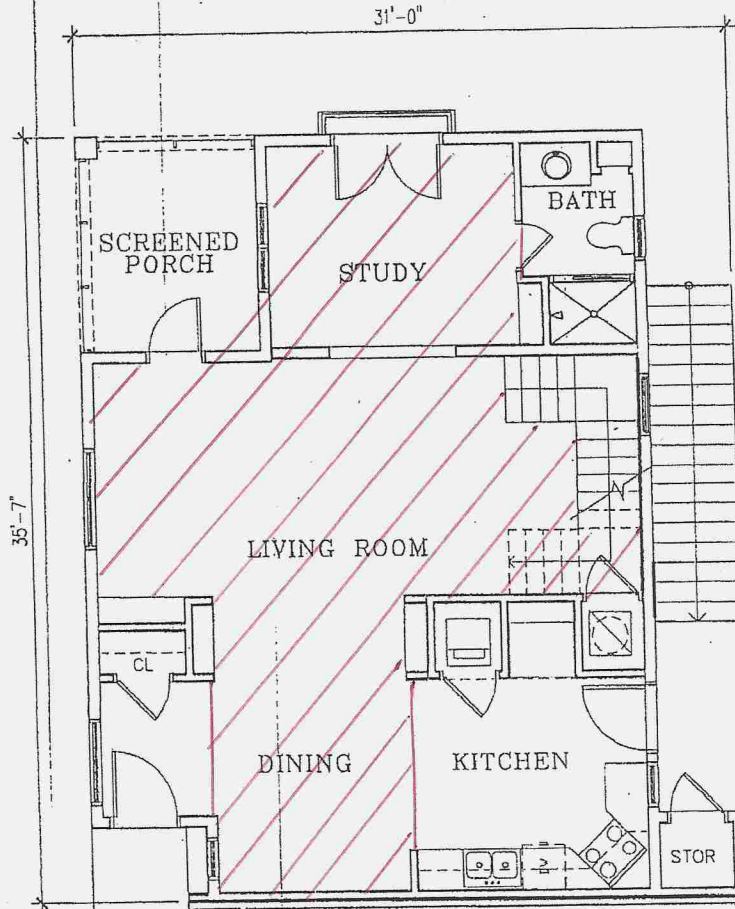
VIA MARE CONDOMINIUMS
ATLANTIC BEACH, FLORIDA

05-16-05
05-27-05
08-05-05
12-14-05

UNIT TYPE C

/// CARPET REQUIRED

SECOND FLOOR UNIT
FACING BACK PARKING LOT

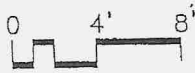
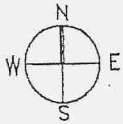


SECOND FLOOR

UNIT TYPE D

BUILDINGS 1 & 3
UNIT 4 & 12

BUILDINGS 2 & 4
UNIT 8 & 16 (REVERSED)



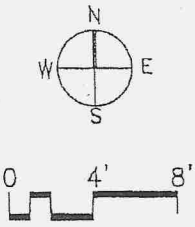
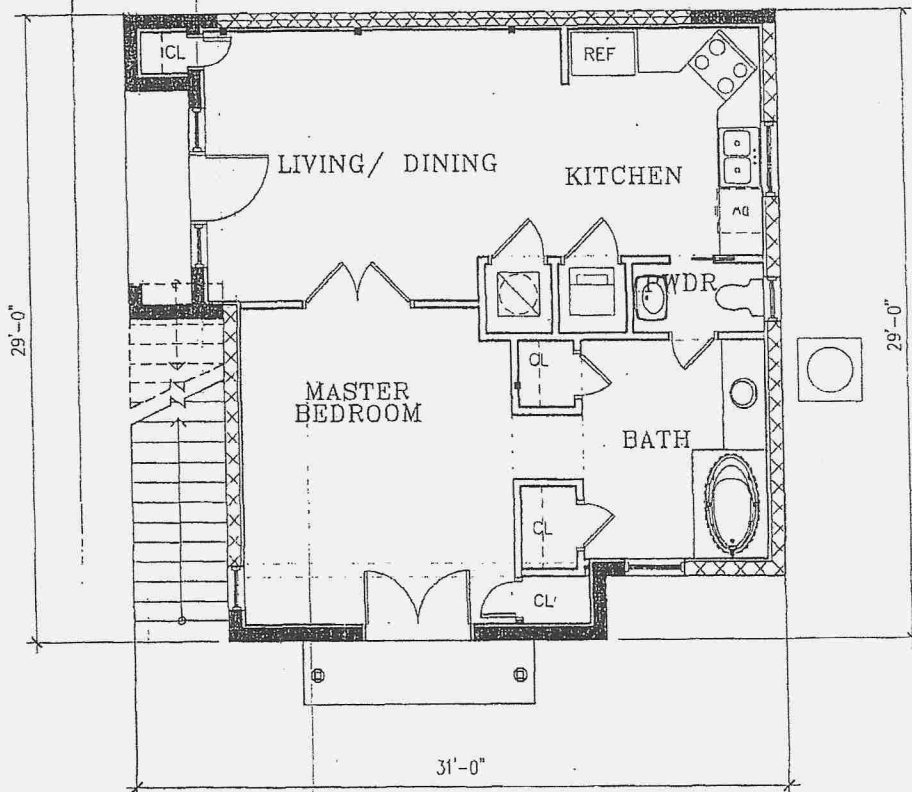
johndaviedesigns
general contractor- CGC021992
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(904) 247-8055 (fax)

VIA MARE CONDOMINIUMS
ATLANTIC BEACH, FLORIDA

05-16-05
05-27-05
08-05-05
12-14-05

UNIT
TYPE
D

GROUND FLOOR
UNIT TYPE A



BUILDINGS 1 & 3

UNIT 1 & 9

BUILDINGS 2 & 4

UNIT 5 & 13
(REVERSED)

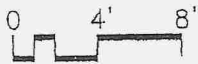
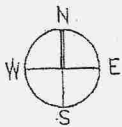
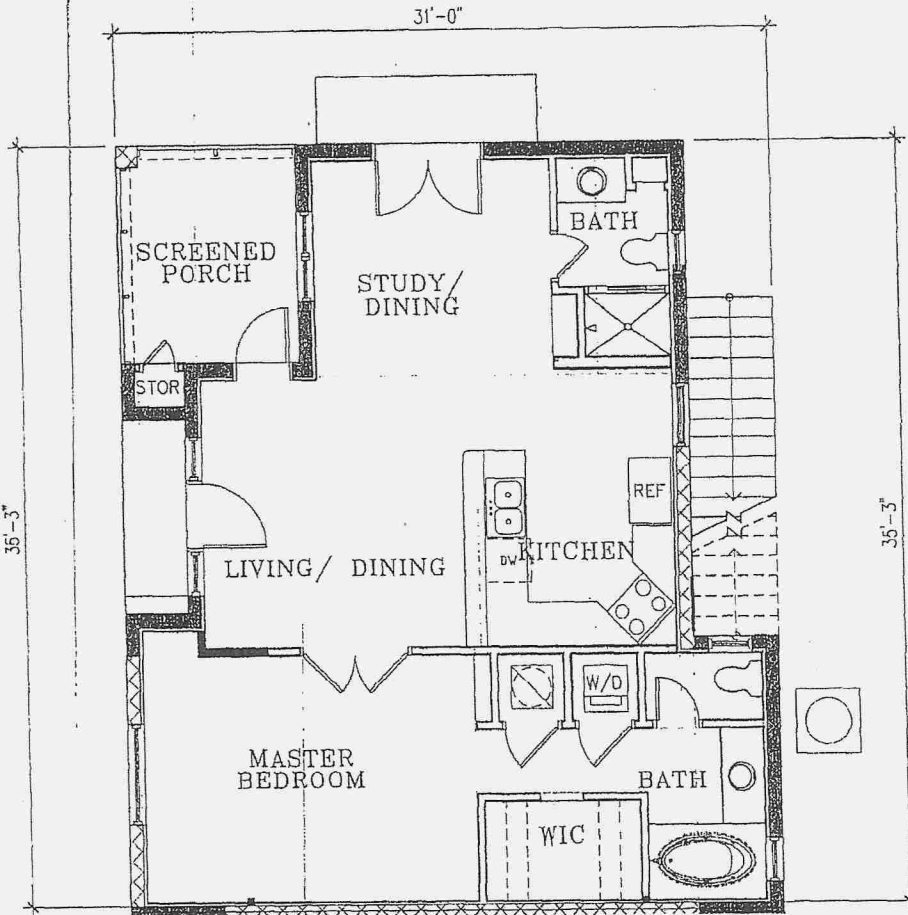
VIA MARE CONDOMINIUMS
ATLANTIC BEACH, FLORIDA

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05-16-05
05-27-05
08-05-05
12-14-05

UNIT
TYPE
A

GROUND FLOOR
UNIT TYPE B



BUILDINGS 1 & 3
UNIT 2 & 10

BUILDINGS 2 & 4
UNIT 6 & 14
(REVERSED)

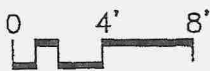
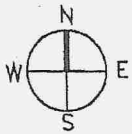
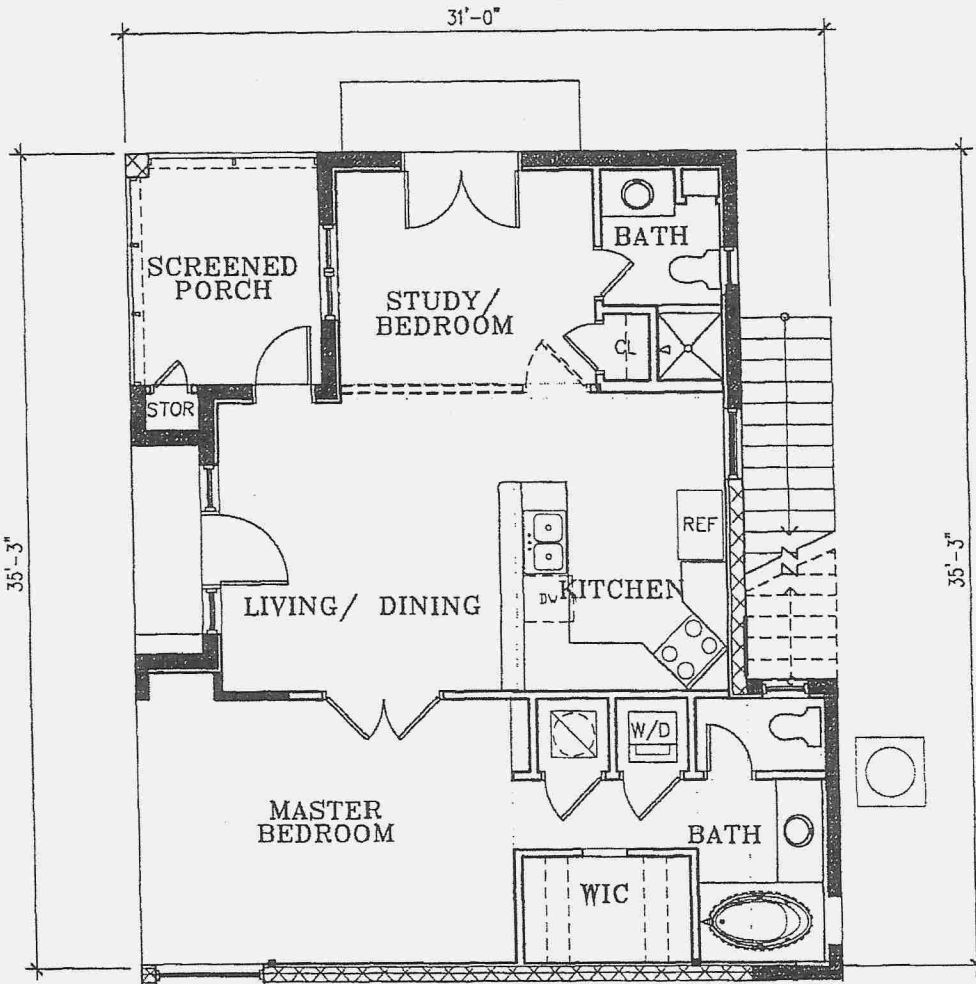
John David Designs
General Contractor - CGC021992
(904) 424-5218 (office)
(904) 247-8055 (fax)

VIA MARE CONDOMINIUMS
ATLANTIC BEACH, FLORIDA

05-16-05
05-27-05
08-05-05
12-14-05

UNIT
TYPE
B

GROUND FLOOR
UNIT TYPE B-1*



BUILDINGS 1 & 3
UNIT 2 & 10

BUILDINGS 2 & 4
UNIT 6 & 14
(REVERSED)

*UNIT TYPE B OPTIONAL MODIFICATION

JohnDavieDesigns
General contractor - CGC021992
(904) 424-5218 (office)
(904) 247-8055 (fax)

VIA MARE CONDOMINIUMS
ATLANTIC BEACH, FLORIDA

05-16-05	05-27-05	08-05-05	12-14-05
UNIT TYPE B-1			