



MARTELLO CONDOMINIUM TILING OF BALCONY FLOORS

The balconies are “exclusive use common areas” which means that you are entitled to the exclusive use of your balcony but that the Corporation owns and is responsible for them.

The Board has agreed to allow unit owners, at their expense, to tile their balcony floor with **written Board approval**. The following guidelines are provided in advance for your information:

1. The tile must be laid by a qualified installer with the appropriate liability insurance. Note: Special training is required to install tile on an outdoor surface.
2. The tile must be full body porcelain or other frost proof material.
3. The tile must be of an acceptable color i.e. grey (to match concrete).
4. The cost of the tile and installation is the responsibility of the unit owner.
5. The unit owner agrees to accept all responsibility and costs associated with the tiled floor i.e. maintenance, repair, replacement etc. This responsibility will be passed on to any future owners.
6. Once installed, the tiles become a fixture of the common area and shall not be removed or altered without the prior approval of the Board.
7. Under no circumstances is the balcony railing glass to be removed to accommodate installation of the tile.
8. Under no circumstances are railing bolts to be tiled over, as they must remain visible for inspection and replacement.
9. All workers are to follow all appropriate Occupational Health and Safety guidelines.

The above is a guideline--if you would like to tile your patio, you must obtain written approval from the Board of Directors in advance. Please advise the Board by letter providing information on the installer, the type of tile and include a sample of the tile for color approval.