

**SHARED BREEZEWAY
REPAIR AGREEMENT**
(Thunder Island Condominiums)

PARTIES:

A. Thunder Island Condominium, Council of Unit Owners
c/o Mana-Jit
18 41st Street Unit 104
Ocean City, MD 21842

B. _____ Record Title Owner(s) of
_____ Unit No. _____ Bldg _____
_____ Thunder Island Condominium

C. _____ Record Title Owner(s) of
_____ Unit No. _____ Bldg _____
_____ Thunder Island Condominium

THIS AGREEMENT made this _____ day of _____, 202__ by and between **the above named Parties**, WITNESSETH:

WHEREAS Party B and Party C are the record title owners of the above-named condominium units located in Thunder Island Condominium, Ocean City, MD; and

WHEREAS the flooring of the “Limited Common Area” of the Condominium known as the “Breezeway” or “Hallway” lying between and shared by Party B and Party C has been determined to be in need of repair/replacement, the Parties hereto being in agreement as to the specifications of the proposed work to replace the flooring; and,

WHEREAS the Parties hereto, by execution of this Agreement, signify their acceptance of the terms and conditions hereof.

NOW THEREFORE, for and in consideration of the mutual promises contained herein, the Parties hereto agree as follows:

1. The Thunder Island Condominium, Council of Unit Owners, has agreed to permit Party B and Party C to contract with an “approved” contractor for the refinishing of the common hallway shared by them using BASF MasterTop 1841 SRS CF, a methacrylate-based, self-leveling, flexible floor system with decorative flake broadcast (the “Approved Product”). The flake size/color combination is ¼ **inch Limestone**.
2. All expenses for the repair will be paid by Party B and Party C, without reimbursement from the Council of Unit Owners (Party A)

3. Party B and Party C will be responsible for contracting with a licensed contractor, monitoring the performance of the work, and will bear full financial liability for any damages caused by their contractor.
4. The Parties acknowledge that only the Approved Product, application process and color will be used. Any coating that is not performed following the approved process will be remediated at the expense of Party B and Party C.
5. All notices to the Parties shall be made via e-mail at the following addresses:
 - A. Thunder Island Condominium,
Council of Unit Owners: email: _____
 - B. Unit _____ Bldg. _____ : email: _____
 - C. Unit _____ Bldg. _____ : email: _____
6. This Agreement shall be binding upon the parties hereto and their personal representatives or assigns.

IN WITNESS whereof the Parties have executed this Agreement certifying they are the duly authorized person(s) to execute this Agreement on behalf of each of the Parties hereto.

Party A:

Dated:

Thunder Island Condominium,
Council of Unit Owners

by: _____ (SEAL)

Party B:

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

Party C:

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)
