

ALTERATION AND INDEMNIFICATION AGREEMENT FOR CONDOMINIUM

THIS AGREEMENT made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF CONDOMINIUM OWNER]

[address]
("Owner")

- and -

[NAME OF CONDOMINIUM ASSOCIATION]

[address]
("Association")

WHEREAS, Owner is the owner of condominium unit number _____ (the "Condominium") in _____ [insert name of condominium complex] (the "Complex"), located at _____ [insert street address], _____ [city], State of _____; and

WHEREAS, the Association is charged by the condominium instruments for the Complex with responsibility for maintaining the common elements of the Complex and enforcing the provisions of the condominium instruments; and

WHEREAS, the condominium instruments require the approval of the Association prior to Owner making any alterations to the Condominium which may affect the common elements of the Complex; and

WHEREAS, Owner wishes to make alterations to the Condominium affecting the common elements of the Complex and has approval therefor; and

WHEREAS, the Association will not approve such alterations in the absence of an indemnification against damages and assumption of responsibility by Owner; and

WHEREAS, in order to induce the Association to grant such approval, Owner is willing to indemnify the Association and assume responsibility for any damages incurred during such alterations.

NOW THEREFORE, the parties hereto agree as follows:

1. Installation, alteration or removal of _____ [list alterations to be made] must be in accordance with any and all guide specifications and exhibits approved by the Association.
2. Owner, and Owner's heirs, successors and assigns, shall indemnify and hold harmless the Association and any unit owner in the Complex from and against any loss or damage which may occur as a result of any such improvements and/or alterations, including, but not limited to the following:
 - (a) loss or damage caused by negligence in the design, construction or maintenance of such improvements and/or alterations;

THIS IS A 3-PAGE DOCUMENT.