

August 21, 2025

PROJECT NAME: ACCESSORY STRUCTURE 18X25 WHH CONCRETE

PROJECT NUMBER: 2025080014

APPLICATION: DRC WAIVER REQUEST #33172

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: Defer to Stormwater.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: Parcel 3126-005-107 is located within the Marion County Utility Service Area but is currently served by the City of Ocala for water service.

Based on the documents provided, it is unclear whether the proposed shed structure will generate any additional flows. The applicant should ensure that City of Ocala Utilities has been made aware of any changes to the parcel that may increase flows and potentially require additional utility service.

The parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.

- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.21.1.A - APPLICABILITY
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the total impervious overage on the property as well as for the volume of the flood prone area displaced by the structure. 2) A permit/inspection hold will be in effect until a

sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls. The applicant owns a 0.33 -acre parcel (3126-005-107) and according to the MCPA, there is approximately 5,011 sf existing impervious area on-site. The applicant is proposing to add 450 sf for a shed. The total existing and proposed impervious area is 5,461 sf. The site will be approximately 430 sf over the allowed 35% (5,031 sf) per the Marion County LDC. The entire property is located Flood Prone Areas on the property. Staff recommends approval with conditions.



**Marion County
Board of County Commissioners**

33172

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 08-01-2025 Parcel Number(s): 3126005 107 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: ACCESSORY STRC TORL 18X25 WITH CONCRETE Commercial ☐ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block E Lot 7H Tract 15

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): FRANCISCO MONCADA
Signature: [Signature]
Mailing Address: 2392 S.E. 40 ST. RD. City: OCALA FL.
State: FL. Zip Code: 34480 Phone # 352-875 4462
Email address: PACO MONCADA @ MAIL.COM PACOMONCADA@GMAIL.COM

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): FRANCISCO MONCADA Contact Name: _____
Mailing Address: 2392 S.E. 40 ST. RD. City: OCALA FL.
State: FL. Zip Code: 34480 Phone # 352-875 4462
Email address: _____

D. WAIVER INFORMATION:

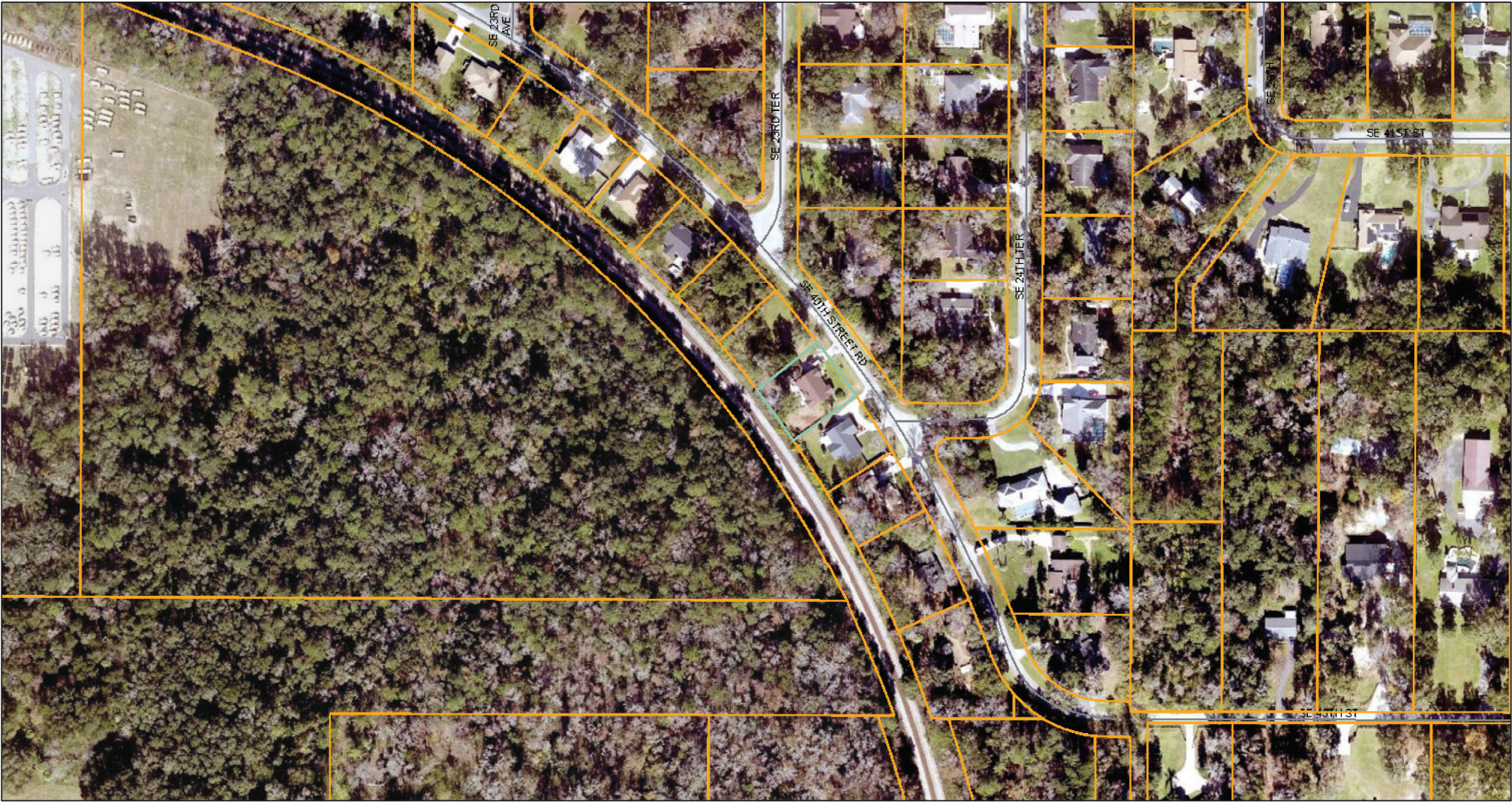
Section & Title of Code (be specific): 2.21.1, A - Major Site Plan
Reason/Justification for Request (be specific): Adding a shed causing the property to go over the 9,000 sq ft.

DEVELOPMENT REVIEW USE:

Received By: Hand Delivered 8/5/2025 Date Processed: 8/6/2025 SS_ Project # 2025080014 AR # 33172

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐ Zoned: _____
ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐ Date Reviewed: _____
Verified by (print & initial): _____

MCBCC Interactive Map - Internal



8/7/2025, 1:11:02 PM

- Parcels

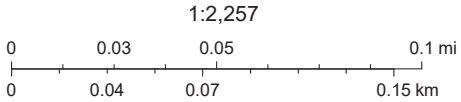
Municipalities

Marion County

Streets
- Aerial 2024

Red: Band_1
- Green: Band_2

Blue: Band_3



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400

☐ **EMERGENCY PERMIT**
"Requires Building Official's Approval"

PERMIT # _____

Date _____ Code FBC _____	<input type="checkbox"/> Residential <input type="checkbox"/> Commercial
ARN _____ Rep _____	

Parcel ID 3126005107 Project # / Related Permit / Code Case _____
Project Address 9392 S.E. 40 ST. RD - Ocala FL 34480
7A E 33 15 22 SHADOW WOODS SECOND ADD
Lot Blk Unit Sec Twp Rge Subdivision / MH Park

Property Owner FRANCISCO MONCADA
Address 2392 S.E. 40 ST. RD Ocala FL 34480
Phone 352-8754462 E-mail: FRACO MONCADA@BMAIL.COM

- | | | |
|---|--|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Electric | <input type="checkbox"/> Residential (Add. / Alt.) |
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Fence / Wall | <input type="checkbox"/> Re- Roof |
| <input type="checkbox"/> Above Ground Pool | <input type="checkbox"/> Exterior Door / Window | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Commercial (New) | <input type="checkbox"/> Fire | <input type="checkbox"/> Swimming Pool / Spa |
| <input type="checkbox"/> Commercial (Add. / Alt.) | <input type="checkbox"/> Mechanical / Gas / HVAC | <input type="checkbox"/> Tent / Temp Use |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Waterfront Structure |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Window / Exterior Door |
| <input type="checkbox"/> DCA - Modular Building | <input type="checkbox"/> Residential (New) | <input type="checkbox"/> Other: _____ |

Description of Work ACCESSORY STRUCTURE 18X25 W/HH CONCRETE
Cost of Construction \$ 7,000

Product Approval Numbers _____
Was This Building Damaged by Fire, Flood, or Other? ☐ Yes ☐ No Damage Assessment Report # _____

BUILDING: New sqft _____ Added sqft _____ Alteration/Renovation sqft _____ Temp Power Pole? ☐ Yes ☐ No
Stories _____ Bedrooms _____ Bathrooms _____ Under A/C _____ sqft No A/C _____ sqft
Water: ☐ Existing Well ☐ New Well ☐ Replacement Well ☐ Central Water Irrigation: ☐ Yes ☐ No ☐ Existing

CONTRACTOR'S Business Name OWNER

Contractor's Name _____ State Lic _____ County Cert _____
Address _____
Contact Phone _____ E-mail _____

SUBCONTRACTORS: Qualifier Name	County Cert #	State License #	E-mail
MECHANICAL	_____	_____	_____
ELECTRIC	_____	_____	_____
PLUMBING	_____	_____	_____
GAS	_____	_____	_____
ROOFING	_____	_____	_____
IRRIGATION	_____	_____	_____
OTHER	_____	_____	_____



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

Last Updated 12/12/2024



40ft

2024-11-27A

PLEASE SIGN BELOW

Application is hereby made to obtain a permit to do the work and installations as indicated. All work will be performed in accordance with the standards of all laws and ordinances regulating construction in Marion County, Florida, whether specified herein or not. I understand that subcontractors may be required to perform certain work under this permit. I further certify that I have read and examined this application and know the same to be correct, that all work shall be in compliance with all applicable laws regulating construction and zoning, and that the building permit may be revoked in the case of a false statement or misrepresentation in the application and/or plans on which the permit was approved.

It shall also be agreed that the owner has been advised of and understands the applicability of the Construction Lien Law (FSS 713.135) and that Impact Fees shall be determined with the application for a building permit and shall be due before Final Inspection. Permit Fees shall be payable at issuance of a building permit.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Owner's Signature Francisco Moncada

Print Name FRANCISCO MONCADA

Date: 08-01-2025

Contractor's Signature _____

Print Name _____

OR

Authorized Agent's Signature _____

Print Name _____

Date: _____

STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before

me by means of ☒ physical presence or

☐ online notarization,

this 1 day of August 2025

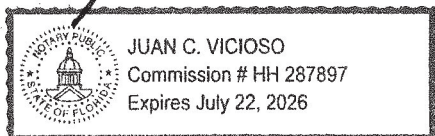
By MONCADA FRANCISCO

☐ Personally Known or ☒ Produced Identification

ID: FL-DL EXP

Notary Signature: [Signature]

Notary Stamp:



STATE OF FLORIDA, COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by

means of ☐ physical presence or ☐ online

notarization, this _____ day of _____ 20____

By _____

☐ Personally Known or ☐ Produced Identification

ID: _____

Notary Signature: _____

Notary Stamp:

Pursuant to Florida Statute 713.135(7) all signatures must be notarized



**Marion County
Board of County Commissioners**

Building Safety

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Phone: 352-438-2400

Construction Lien Law Affidavit

I/We will make all necessary attempts to provide a copy of the Construction Lien Law, Florida Statute Chapter 713, to the property owners(s) of the real property to which improvements are to be constructed.

Parcel ID: 3126-005-107

Project Address 2392 S.E. 140 ST. RD. Ocala, FL 3448
7A E 33 15 22 SHADOW WOODS SECOND RD.
Lot Blk Unit Sec Twp Rge Subdivision / MH Park

Property Owner FRANCISCO MONCADA.

Form shall be signed by only ONE of the following individuals:

Owner's Signature: Francisco Moncada Contractor's Signature: _____

Print Name: FRANCISCO MONCADA. Print Name: _____

DATE: 08-01-2025 DATE: _____

or

Authorized Agent's Signature: _____

Print Name: _____

DATE: _____



**Marion County
Board of County Commissioners**

Building Safety • Permitting

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
buildingpermits@marionfl.org

**2020 Florida Statute – Chapter 489.103 (7c) and 489.503
OWNER- BUILDER DISCLOSURE STATEMENT**

The Owner builder must be present at the time of application. To qualify under this subsection, the Owner builder must personally appear to sign the building permit application, the owner builder disclosure statement and associated documents to satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in this disclosure statement.

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

Electrical F.S. 489.503 - Disclosure Statement

State law requires electrical contracting to be done by licensed electrical contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own electrical contractor even though you do not have a license. You may install electrical wiring for a farm outbuilding or a single-family or duplex residence. You may install electrical wiring in a commercial building the aggregate construction costs of which are under \$75,000. The home or building must be for your own use and occupancy. It may not be built for sale or lease, unless you are completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If you sell or lease more than one building you have wired yourself within 1 year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your electrical contractor. Your construction shall be done according to building codes and zoning regulations. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

PMT 9 – REV 1-11-22



The Carport Company of Florida
 1903 NW Martin Luther King Jr Ave
 Ocala, FL 34475
 352.694.9573
 info@thecarportcompany.com

Customer Order - Jan 15, 2025

Ship To		Dealer
Name <u>FRANCISCO MONCADA</u>	Order # <u>1736965076187171</u>	SAVE A LOT BUILDINGS / MARIA
Delivery Address <u>2392 SE 40th Street Road</u>		maria.savealotbuildings@gmail.com
City <u>Ocala</u>	State <u>FL</u>	Zip Code <u>34480</u>
Email <u>pacomoncada@gmail.com</u>	Phone # <u>352-875-4462</u>	Mobile # <u></u>

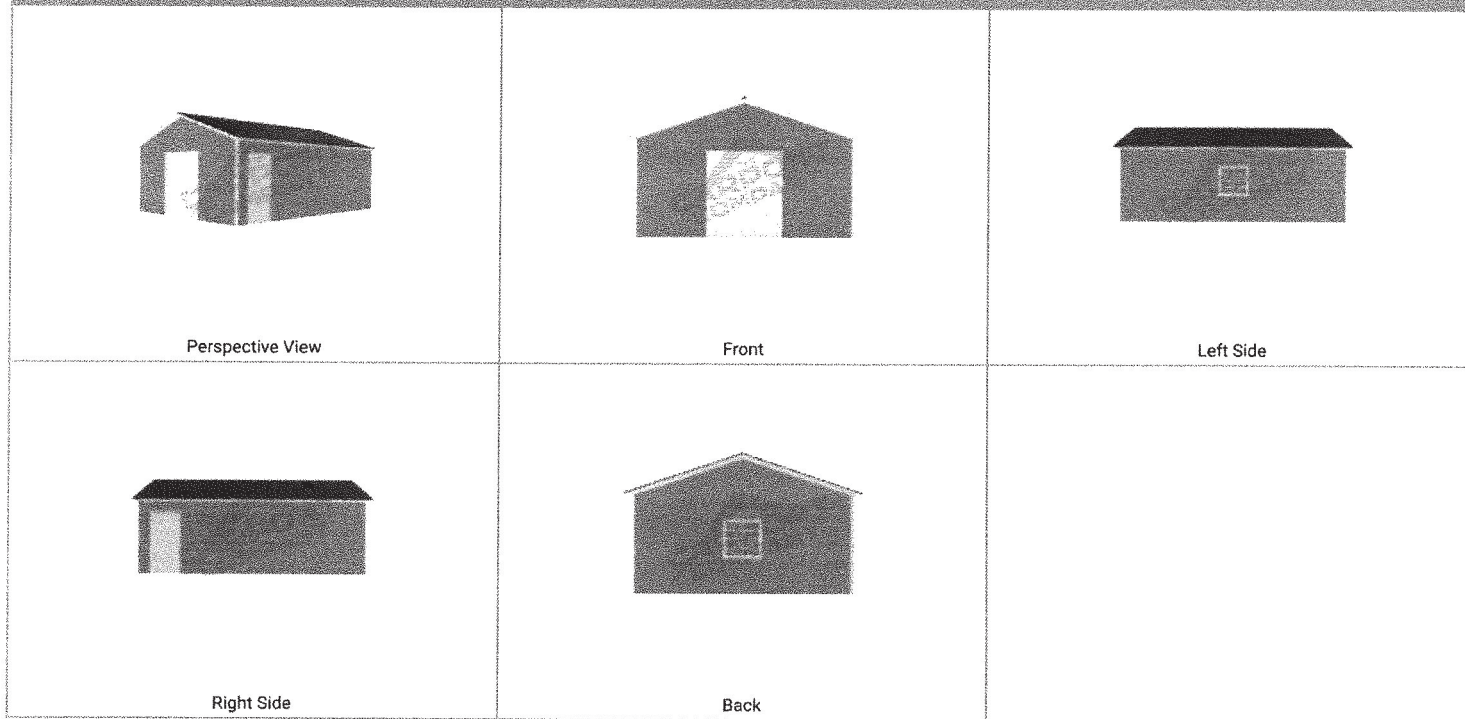
Building Info	Size	Color	Anchoring & Site Preparation
Style: <u>Garage</u>	$\frac{18'}{\text{Width}} \times \frac{25'}{\text{Frame Length}} \times \frac{8'}{\text{Leg Height}}$	Roof <u>Cocoa Brown</u> <input checked="" type="checkbox"/>	Installation Surface: <u>Concrete</u>
Roof Overhang: <u>6"</u>		Trim: <u>Bright White</u> <input type="checkbox"/>	Power Available <input checked="" type="checkbox"/>
Roof Style: <u>Vertical Style</u>		Siding: <u>Sahara Tan</u> <input checked="" type="checkbox"/>	Site Ready <input checked="" type="checkbox"/>
Gauge: <u>Standard</u>			Jobsite Level <input checked="" type="checkbox"/>
Brace: <u>Standard Brace</u>			

Design Link & Notes

Design Link: <https://design.thecarportcompany.com/?lng=en-US#17cc1bb0d397de5a817b04852cb235c7>

Notes, Comments, Questions NOTE: Walk in door needs to open out. Customer Needs Engineering to Pull Permit

Building Images



#1736965076187171



The Carport Company of Florida
 1903 NW Martin Luther King Jr Ave
 Ocala, FL 34475
 352.694.9573
info@thecarportcompany.com

Customer Order - Jan 15, 2025

Ship To			Dealer
Name	FRANCISCO MONCADA	Order #	1736965076187171
Delivery Address	2392 SE 40th Street Road		
City	Ocala	State	FL
		Zip Code	34480
Email	pacomoncada@gmail.com	Phone #	352-875-4462
		Mobile #	
			maria.savealotbuildings@gmail.com

Building Info	Size	Color	Anchoring & Site Preparation
Style: Garage	$\frac{18'}{\text{Width}} \times \frac{25'}{\text{Frame Length}} \times \frac{8'}{\text{Leg Height}}$	Roof: Cocoa Brown <input checked="" type="checkbox"/>	Installation Surface: Concrete
Roof Overhang: 6"		Trim: Bright White <input type="checkbox"/>	Power Available <input checked="" type="checkbox"/>
Roof Style: Vertical Style		Siding: Sahara Tan <input checked="" type="checkbox"/>	Site Ready <input checked="" type="checkbox"/>
Gauge: Standard			Jobsite Level <input checked="" type="checkbox"/>
Brace: Standard Brace			

Design Link & Notes

Design Link: <https://design.thecarportcompany.com/?lng=en-US#17cc1bb0d397de5a817b04852cb235c7>

Notes, Comments, Questions NOTE: Walk in door needs to open out. Customer Needs Engineering to Pull Permit

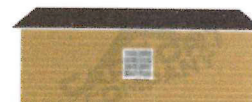
Building Images



Perspective View



Front



Left Side



Right Side



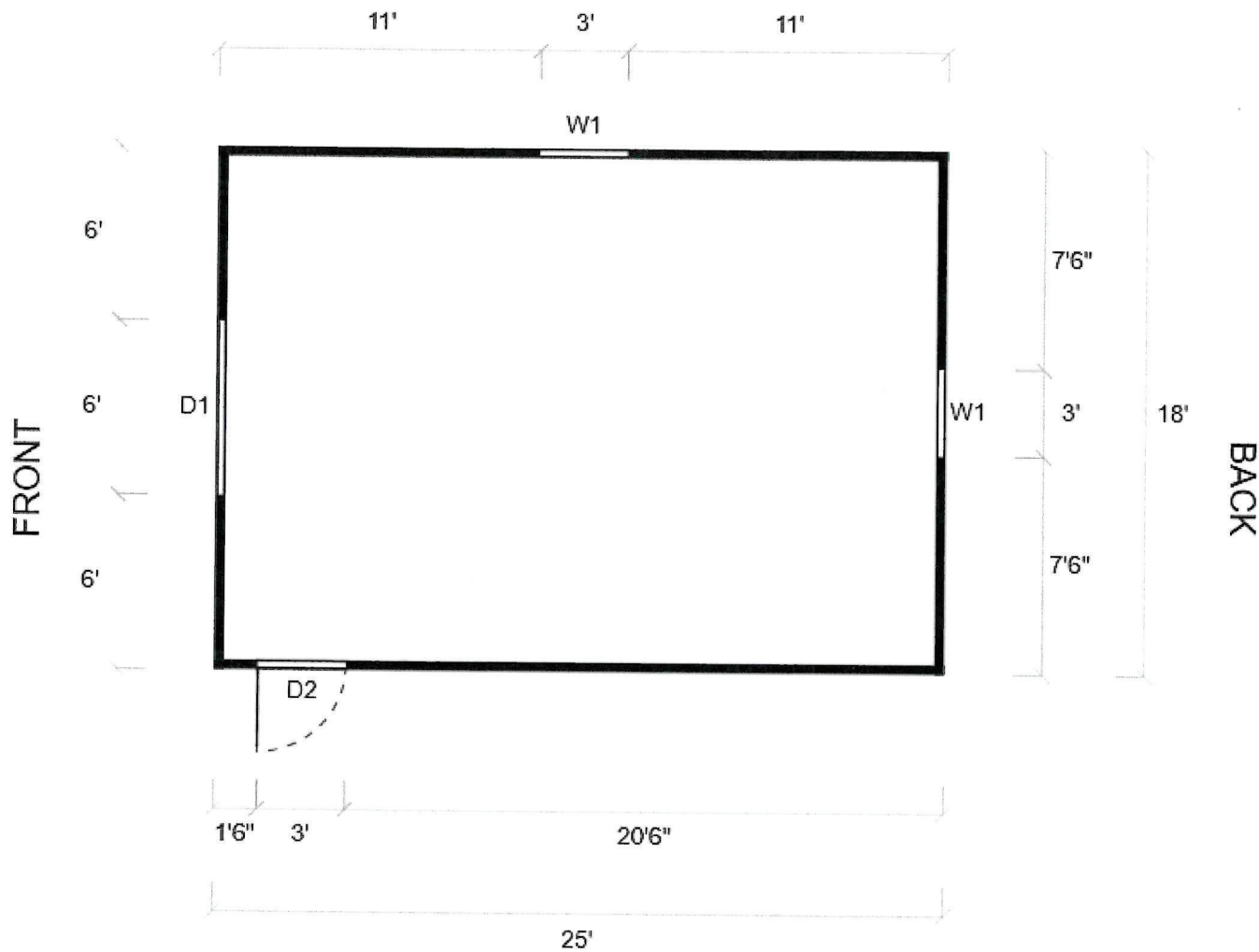
Back

#1736965076187171

FLOOR PLAN



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND			
D1	6x7 Roll Up Door	W1	Window (Size may vary)
D2	Walk-in Door (Size and swing may vary)		Closed Wall

2023 Florida Product Approval

FL Product Approval#	Manufacturer	Product
21450.11	Janus up to 10x10	Model 750 rollup door
21450.6	Janus only 12x12	Model 3652 rollup door
36904.1	Tri County	Ultra Rib Panel
22513.6	Masonite	Walk In Door
22371.1	Jeld Wen	Single Hung Window

Please call our office once you are ready to proceed with scheduling

All carport framework, open or enclosed, is 1' shorter than the overall roof coverage. For example an 18' wide by 21' long carport unit will have a footprint of 18' wide by 20' long.

2023 Florida Product Approval

FL Product Approval#	Manufacturer	Product
21450.11	Janus up to 10x10	Model 750 rollup door
21450.6	Janus only 12x12	Model 3652 rollup door
36904.1	Tri County	Ultra Rib Panel
22513.6	Masonite	Walk In Door
22371.1	Jeld Wen	Single Hung Window

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All carport framework, open or enclosed, is 1' shorter than the overall roof coverage. For example an 18' wide by 21' long carport unit will have a footprint of 18' wide by 20' long.



The Carport Company of Florida
 1903 NW Martin Luther King Jr Ave
 Ocala, FL 34475
 352.694.9573
info@thecarportcompany.com

Customer Order - Jan 15, 2025

Ship To		Dealer
Name <u>FRANCISCO MONCADA</u>	Order # <u>1736965076187171</u>	SAVE A LOT BUILDINGS / MARIA maria.savealotbuildings@gmail.com
Delivery Address <u>2392 SE 40th Street Road</u>		
City <u>Ocala</u>	State <u>FL</u> Zip Code <u>34480</u>	
Email <u>pacomoncada@gmail.com</u>	Phone # <u>352-875-4462</u> Mobile # <u></u>	

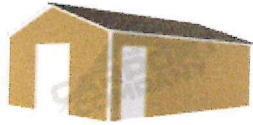
Building Info	Size	Color	Anchoring & Site Preparation
Style: <u>Garage</u>	$18' \text{ Width} \times 25' \text{ Frame Length} \times 8' \text{ Leg Height}$	Roof: <u>Cocoa Brown</u> <input checked="" type="checkbox"/>	Installation Surface: <u>Concrete</u>
Roof Overhang: <u>6"</u>		Trim: <u>Bright White</u> <input type="checkbox"/>	Power Available <input checked="" type="checkbox"/>
Roof Style: <u>Vertical Style</u>		Siding: <u>Sahara Tan</u> <input checked="" type="checkbox"/>	Site Ready <input checked="" type="checkbox"/>
Gauge: <u>Standard</u>			Jobsite Level <input checked="" type="checkbox"/>
Brace: <u>Standard Brace</u>			

Design Link & Notes

Design Link: <https://design.thecarportcompany.com/?lng=en-US#17cc1bb0d397de5a817b04852cb235c7>

Notes, Comments, Questions NOTE: Walk in door needs to open out. Customer Needs Engineering to Pull Permit

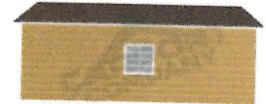
Building Images



Perspective View



Front



Left Side



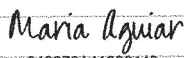
Right Side



Back

#1736965076187171

Description	Quantity	Amount
Style: Garage		
Base Price: 18'x25'	1	\$2,495.00
Installation Surface: Concrete	1	-
Roof: Cocoa Brown	1	-
Trim Colors: Bright White	1	-
Gable End Siding: Sahara Tan	1	-
Side Wall Siding: Sahara Tan	1	-
Frame Spacing: 5ft on Center	1	-
Roof Style: Vertical Style	1	-
Roof Pitch: 4/12	1	-
Roof Overhang: 6"	1	-
Trusses: Standard	1	-
Gauge: Standard	1	-
Brace: Standard Brace	1	-
Leg Height: 8'	1	\$215.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$390.00
Right Side: Fully Enclosed - Siding: Horizontal	1	\$390.00
Front End: Fully Enclosed - Siding: Horizontal	1	\$815.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$815.00
Walk-in Door (Size and swing may vary)	1	\$300.00
Window (Size may vary)	2	\$450.00
6x7 Roll Up Door - Corner Style: Square (Traditional)	1	\$1,000.00
*Roll up door may be framed lower to account for height of roll above frame out)	1	-
Building Estimate:		\$6,870
New Year Discount:		-\$687
Retail:		\$6,183
Sales Tax (7%):		\$432.81
Total:		\$6,615.81
Non-Refundable Deposit		
Deposit (Check 1):		\$989.28
Delivery - 15% of Retail (Check 2):		\$927.45
Material Balance:		\$4,699.08

Signatures	
Customer Signature:	
Date:	
Desired Delivery Date:	
Delivery Notes:	
Dealer or Manufacturer Signature:	<div>Signed by: </div>
Date:	049976A41326449... 1/15/2023

This purchase agreement (the "Agreement") is made by and between The Carport Company and the Buyer. Buyer agrees, after being fully educated about The Carport Company's various products, and The Carport Company agrees to sell, pursuant to the terms listed in this Agreement described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained at the bottom of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same.

Terms and Conditions

1. The Carport Company reserves the right to correct any errors made by any party regarding pricing and/or sales tax. Prices contained in the seller's published price lists are subject to change without notice.
2. Buyer is aware that The Carport Company does not guarantee any product against acts of God or weather-related events. Wind ratings are a guide to purchasing a product but are not a warranty or guarantee.
3. Pricing will only be valid if the unit is delivered within 30 days from the date of this signed contract. Units delivered after this period will be subject to repricing at current rates due to fluctuations in the steel market.
4. Buyer is aware that units with one or two fully enclosed side walls are not protected against wind damage. Extended gables and/or full end walls are required for adequate side-to-side support.
5. Units are designed to be installed on a level foundation (soil, concrete, asphalt, etc.). The buyer agrees not to hold The Carport Company of Florida, The Dealer, or independent contractor/installer responsible for any issues arising from the installation on an un-level surface. It is the buyer's responsibility to ensure the installation site is properly prepared and meets the required specifications.
6. All carports sold by The Carport Company are certified unless stated otherwise.
 - a. Anchors - All units are secured with anchors that pass through the base rail of the frame and into the ground (concrete, asphalt, etc.). The base rail is affixed only to the installation surface with those anchors.
 - b. The standard anchor is the mobile home (auger type) anchor for ground installations.
 - c. The buyer is aware of, understands, and agrees that they may experience water leakage underneath the base rail.
7. Delivery dates may be rescheduled due to weather conditions, delays caused by accidents, or other factors beyond the control of The Carport Company. The buyer agrees to allow The Carport Company up to 3 attempts to deliver the product before considering any cancellation.

#1736965076187171

8. The buyer shall be solely responsible for obtaining any necessary city, county, or state permits prior to commencement of installation. The buyer agrees to indemnify and hold The Carport Company and the Dealer harmless for violations of any city or county ordinances or codes, covenants, setbacks, and restrictions.
9. Buyer acknowledges and agrees that The Carport Company sells materials only and does not provide installation services.
10. Payment Terms:
 - a. Down Payment: The buyer shall pay The Carport Company's Authorized Dealer a 10%-16% deposit based on the retail (before tax) purchase price. The buyer shall not pay The Carport Company's authorized dealer an amount exceeding the above-mentioned deposit. In the event that the buyer pays an amount exceeding the above-mentioned deposit, the buyer does so at their own risk, understanding that they are contractually obligated to remit the remaining balance as set forth in this contract.
 - b. Balance: The buyer shall pay the remaining balance on the date of delivery. Payment may be made by check, cash, or money order. To pay the balance by card, call our office at 352-694-9573. A processing fee will be added to all credit or debit card transactions.
 - c. Refunds: In the event the buyer cancels the order, the buyer will receive no refund of the down payment, unless outlined otherwise by the Dealer.
 - d. Special-Sized Units: For any special-sized units, the Buyer is required to pay the material balance upfront to The Carport Company. After the unit is produced, this payment is non-refundable.
 - e. Payment for High-Value Units: The customer must pay half of the material balance to The Carport Company on any unit priced at \$15,000 or higher prior to scheduling.
11. Altering the unit in any manner, including interior or exterior modifications, or installing electric or plumbing, will void all warranties.
12. The buyer will incur an additional charge of no less than \$100 if any of the following conditions apply: materials must be transported more than 50 feet; adjustments to the unit are necessary to fit the site conditions; or there are existing obstructions or structures. The buyer agrees to notify The Carport Company's Authorized Dealer of these conditions at the time of sale.
13. Buyer will pay a service charge of no less than 12% if the unit cannot be delivered and the unit must be reshipped due to issues such as customer error, un-level installation site, or concrete pad out of square.
14. The Carport Company and the Dealer are not responsible for changes in delivery dates caused by circumstances beyond our control (weather, equipment breakdown, etc.). We aim to keep delivery time frames to a minimum, but unpredictable weather and varying conditions can affect lead times.
15. The customer must provide a sufficient lift on the delivery day for any unit 13 feet tall or taller if the unit includes a side entry.
16. The customer must provide a sufficient lift on the delivery day for any unit 26 feet wide or wider, regardless of height.
17. The customer must provide a sufficient lift on the delivery day for any roll-up door 12 feet wide or greater.
18. The Carport Company and the Dealer are not liable for punitive, indirect, incidental, special, or consequential damages resulting from any defect or deficiencies in accepted items. For specific terms, please contact us.
19. The unit remains the property of The Carport Company until full payment is received. The Carport Company retains a purchase money interest in the building as per Section 9 of the Uniform Commercial Code. Failure to pay will result in repossession of the unit, and the customer remains liable for contract performance, including legal fees and court costs.
20. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties hereby submit to the exclusive jurisdiction of the courts of the State of Florida for any action or proceeding arising out of or relating to this Agreement. Each party waives any objection based on forum non conveniens and any objection to venue of any action instituted hereunder in any of the courts identified in this Section 18 and hereby irrevocably submits to the jurisdiction of such courts in any such action or proceeding.
21. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written, between the parties relating to the subject matter hereof.

No modification, amendment, or waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom such modification, amendment, or waiver is to be enforced.

Signature: _____ Date: _____

Pricing Table (For Internal Use): - Default Region

This estimate is provided by The Carport Company of Florida. Use of this estimate with any other company violates the terms and conditions of The Carport Company of Florida and will be subject to legal action.

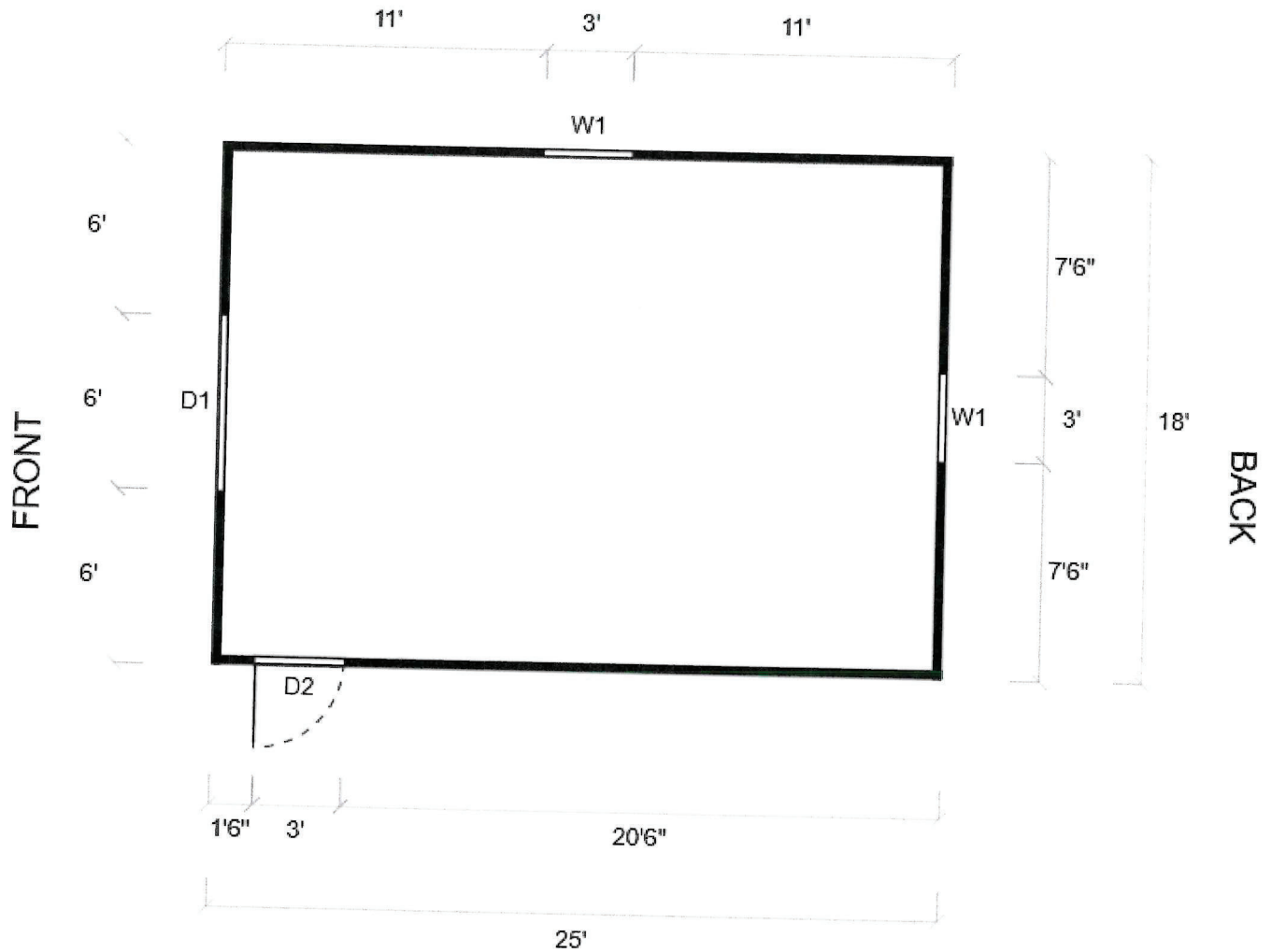


The Carport Company of Florida
1903 NW Martin Luther King Jr Ave
Ocala, FL, 34475
352.694.9573
info@thecarportcompany.com

FLOOR PLAN



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

D1	6x7 Roll Up Door	W1	Window (Size may vary)
D2	Walk-in Door (Size and swing may vary)		Closed Wall