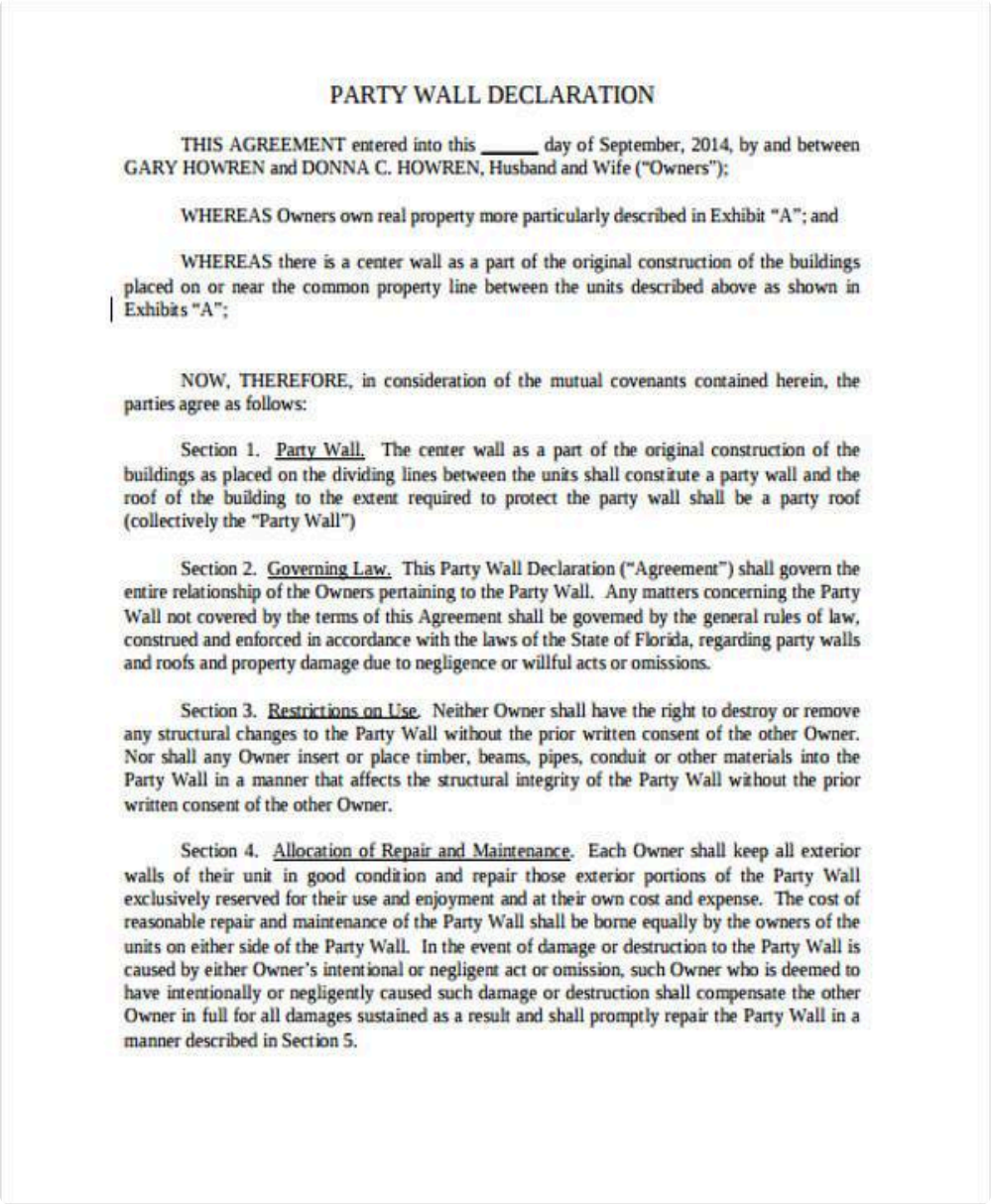


PARTY WALL DECLARATION

THIS AGREEMENT entered into this _____ day of September, 2014, by and between GARY HOWREN and DONNA C. HOWREN, Husband and Wife ("Owners");

WHEREAS Owners own real property more particularly described in Exhibit "A"; and

WHEREAS there is a center wall as a part of the original construction of the buildings placed on or near the common property line between the units described above as shown in Exhibits "A";

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. Party Wall. The center wall as a part of the original construction of the buildings as placed on the dividing lines between the units shall constitute a party wall and the roof of the building to the extent required to protect the party wall shall be a party roof (collectively the "Party Wall")

Section 2. Governing Law. This Party Wall Declaration ("Agreement") shall govern the entire relationship of the Owners pertaining to the Party Wall. Any matters concerning the Party Wall not covered by the terms of this Agreement shall be governed by the general rules of law, construed and enforced in accordance with the laws of the State of Florida, regarding party walls and roofs and property damage due to negligence or willful acts or omissions.

Section 3. Restrictions on Use. Neither Owner shall have the right to destroy or remove any structural changes to the Party Wall without the prior written consent of the other Owner. Nor shall any Owner insert or place timber, beams, pipes, conduit or other materials into the Party Wall in a manner that affects the structural integrity of the Party Wall without the prior written consent of the other Owner.

Section 4. Allocation of Repair and Maintenance. Each Owner shall keep all exterior walls of their unit in good condition and repair those exterior portions of the Party Wall exclusively reserved for their use and enjoyment and at their own cost and expense. The cost of reasonable repair and maintenance of the Party Wall shall be borne equally by the owners of the units on either side of the Party Wall. In the event of damage or destruction to the Party Wall is caused by either Owner's intentional or negligent act or omission, such Owner who is deemed to have intentionally or negligently caused such damage or destruction shall compensate the other Owner in full for all damages sustained as a result and shall promptly repair the Party Wall in a manner described in Section 5.

Late To The Event Wall Surface? Heres A Drafting Idea Blog Among one of the most common blunders is failing to serve the appropriate event wall notice or starting job too early. This can invalidate protections under the Act and subject the building owner to injunctions and claims. This paper sets out exactly how and when the jobs can be accomplished, the safeguards needed and who is responsible for expenses. As an example, if an event wall surface requires to be fixed or restored due to disrepair and both owners take advantage of the job, the expenses might be apportioned between them. Likewise, where works are concurred and collectively valuable, land surveyors might establish a reasonable division of costs. Keeping clear and easily accessible paperwork can assist clear up these responsibilities and solve misconceptions. If a disagreement appears inevitable, try negotiation before considering lawsuit. Taking part in useful communication can often cause an amicable resolution, cultivating collaboration and making certain that both events maintain their responsibilities. The Celebration Wall surface Award is created by either one Land surveyor that would be serving as the Agreed Land surveyor or more Property surveyors if the neighbour(s) desire to utilize their very own property surveyor. The goal of the Event Wall Surface Award is to settle any type of conflicts between neighbours as a result of a home structure task by the proprietor wishing to accomplish notifiable job.

Just how swiftly can I obtain a party wall surface arrangement?

A Party Wall Notification must be given to your neighbours to offer them with notification of the jobs you plan to accomplish to the event wall in question, in between 2 months and a year in advance of the job beginning.

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF BOHOL) SS.
CITY OF TAGBILARAN)

AFFIDAVIT OF ADJOINING OWNERS

We, **VICTORIANO REALISTA SR, JOSELITA ARREZA, HEIRS OF MIGUEL OPPUS, MARIA CONCEPTION CARA JAY WANZENRIED, VIRGELIO TALICTIC, ZENAIDA REAL ALZEINATI, RONAZMA QUIBOD** Filipinos, all of legal age, and a residents of Barangay Montaña, Baclayon, Bohol, Philippines, after having been duly sworn to in accordance with law, depose and state:

1. That affiants, are the adjoining owners of Lot 5502, Cad 359-D registered under the name of ANALINADA ARIMURA, situated in Barangay Montaña, Baclayon, Bohol, Philippines;

2. That we know for a fact that ANALINDA ARIMURA is the true and rigestered owner of the above-mentioned lot, containing an area of FIVE HUNDRED FOURTY-THREE (543) Square meters, more or less;

3. That we have personal knowledge and we can vouch for a fact that there are no boundary conflicts among and/or between our lots;

4. That we execute this affidavit voluntarily to attest the truth of the foregoing and for all legal purposes it may serve.

IN WITNESS WHEREOF, we have hereunder affixed our signature this _____ in the City of Tagbilaran, Bohol, Philippines.

VICTORIANO REALISTA SR
Affiant
ID No_____
Issued by: _____

JOSELITA ARREZA
Affiant
ID No._____
Issued by: _____

HEIRS OF MIGUEL OPPUS
Affiant
ID No_____
Issued by: _____

MARIA CONCEPTION
Affiant
ID No._____
Issued by: _____

CARA JAY WANZENRIED
Affiant
ID No_____
Issued by: _____

VIRGELIO TALICTIC
Affiant
ID No._____
Issued by: _____

ZENAIDA REAL ALZEINATI
Affiant
ID No_____

RONAZMA QUIBOD
Affiant
ID No._____

If a common framework has to be reconstructed as a result of bad maintenance, then the costs are generally divided in between the two families. Alternatively, obtaining planning permission or adhering to the building policies does not get rid of the demand to adhere to the Act where it applies. For example, one owner may wish to cut right into the wall to add racks, wiring, or expand their device. The next-door neighbor beyond may bother with damage, sound, or shedding their personal privacy at the same time. Celebration walls are created to assist individuals living side-by-side do so conveniently. Their primary purpose is to provide renters with personal privacy and an opportunity to appreciate their homes silently.

Celebration Wall Surface Arrangements

A party wall is a typical wall shared between proprietors of adjacent properties. Instances of this include semi-detached condominiums, adjoining condo systems or duplexes. Among the standout pros of a shared or dividing wall is the cost-sharing facet. When upkeep or repairs are needed, you and your next-door neighbor can split the expenses, reducing your economic problem. This cost-sharing is commonly assisted by a created event wall

agreement, which lays out each celebration's obligations and assists prevent disagreements. Event wall contracts typically include information on just how expenses for upkeep or repair work are shared.

Component 3: Adjacent Owners/ Inhabitants

Neglecting objections or falling short to connect clearly with adjacent proprietors can additionally create disputes to escalate unnecessarily. If the adjoining proprietor dissents to the proposed jobs, a formal conflict develops under the Act. Each party may assign a surveyor or they might agree on a single land surveyor to substitute both. Established in 2012-- Robertson LLP's objective is to deliver premium quality lawful solutions with stability, expertise and regard for our clients and our community. We will certainly devote ourselves to our client's goals by supplying ethically sound legal counsel and strategic guidance.

- These types of walls can be arranged into various classifications of ownership, including tenancy in common, divided ownership, divided with easements, or possessed based on an easement.
- Each party might select a property surveyor or they may settle on a single property surveyor to represent both.
- If the problem is because of regular damage-- such as fractures that form in time, leaks triggered by age, or basic maintenance-- after that the responsibility usually falls on the property owner.
- Yet, what happens if your next-door neighbor wants to renovate or if noise becomes a concern?

Without clear agreements or understanding of these laws, disputes over alterations or fixings can intensify right into costly lawful concerns. Consequently, it's important to have clear interaction and collaboration between adjacent proprietors. On the other hand, non-structural event wall surfaces largely work as sound and fire barriers, developing a more exclusive-- and protect-- living environment. These shared walls are common in domestic setups, where they separate systems while enhancing area. They may likewise encompass shared floors and https://ansteysurveyors.wordpress.com/2026/09/27/party-wall-notices-explained-what-building-owners-and-neighbours-need-to-know/ ceilings, additionally marking ownership and maintenance obligations.