

# Fairway Oaks Condominium Association

## Building Architectural Guidelines

### General Appearance of Buildings:

To maintain a uniform and pleasing exterior appearance of the buildings, owners, lessees, or other occupants shall not paint or otherwise change the appearance of any exterior wall, door, window, patio, or any other exterior structure without approval from the Board of Directors.

In every case, building materials and practices must meet current Florida Building Code, and a Florida State licensed contractor shall accomplish the work after obtaining a building permit. Building permits are issued by the Manatee County – City of Palmetto and are required for all structural, electrical, plumbing, or mechanical additions, alterations, or new construction.

**Please refer to the Change Request Process and Change Request Form.**

### Enclosures:

- a. **Lanai / Patio enclosure** includes installing partial walls, or frames with variations of screening, acrylic, vinyl, or glass windows and/or doors, with the units existing lanai roof.
- b. **Entryway enclosure** includes frame with screen and a screen door installed across the entry.
- c. **Garage enclosure** includes track, screen frame and screen sliders.

### Exterior Lighting:

Replacement of any exterior lighting should be similar to shape/color to the other light fixtures on the buildings. Homeowners may install a photocell or motion sensor activated security light fixture or low voltage (12 volt) accent/landscape lighting. Do not install any lighting fixtures to the roof.

### Gutters/Downspouts:

Gutter and/or downspouts or downspout pieces must be cleaned and maintained. Damage or leaking gutters or downspouts or downspout pieces must be repaired and/or replaced. Replacement for gutters/downspouts must be seamless size 5 in (current size) or 6 in.

### Patios:

**Pavers – Blocks** are to be used with the proper installation process with a paver base and paver sand and if required proper edging stones. Patios materials (pavers/blocks) must be maintained in good clean condition at all times, without exception.

The Request for Change Form must be submitted providing details of the size, type of pavers, installation process, contractor, license, drawings, etc. then forward to the Management Company and Board of Directors.

Note: The irrigation system will be inspected to determine if it needs to be moved or not.

7/15/2019

### **Unit/Mailbox Address Numbers:**

Unit and Mailbox address numbers should remain same size and in black.

**Mail Box Posts/Mail Boxes:** The cedar mailbox posts can be found at Lowes.

- a) **Mailbox Post** Similar or same style posts painted white
- b) **Mailboxes** Similar size and style mailbox painted black

### **Doors/Garage Doors:**

- a) **Entry Door replacement** should be the same or similar to the existing entry door. Main entry doors will be repainted with the color chosen / approved by the Association. Entry door will need to be re-painted on an as-needed basis when doors show significant wear.
- b) **Storm Door replacement for the entry door** White "Full-View" storm door.
- c) **Storm Door replacement for the back lanai** White "Full-View" storm door or White "Mid-View" storm door.
- d) **Garage Doors** - Traditional 4 or 6 or 8 panels and hurricane rated. Top panel with or without windows. Bottom panel with or without air vents. The garage door will match the paint colors chosen/approved by the Association.

### **Driveways/Sidewalks:**

Sidewalks or driveways are not to be painted or cluttered. The side walk and driveways should be maintained and power washed as needed.

### **Window Replacement Specifications:**

- a) **Materials:** To be at least equal in quality to the original window.
- b) **Window Type:** To match original windows regarding function, for example: replace casement with like casement. Window opening slide up and down
- c) **Exterior Design:** Frame profile, sash profile, and should match the original design to the degree possible.
- d) **Exterior Color:** Window replacement in white.
- e) **Window Screens:** Optional
- f) **Glass:** No bevels or designs

## **Hurricane Resistant Windows and Sliding Glass Doors:**

Residents may research a professional window company and consider replacing their original windows and/or sliding doors with hurricane windows/sliding doors. Windows or sliding doors of any permitted improvement, which surfaces shall all be maintained in such a manner as to preserve a uniform appearance among the dwellings within Units of the Condominium.

The hurricane-related windows and doors must meet the technical specifications detailed by the Manatee County Building Code, Florida Building Code and local government building codes.

- a. Hurricane-resistant windows or storm-proof windows are composed of impact resistant glass, containing a layer of polyvinyl butyral (PVB) between two slabs of glass. Can be for any window or sliding door.
- b. Color of window & slider door frames must be white. Glass color may be tinted bronze soft-coat, preferable low-e for energy savings.
- c. Dimensions: Must match existing windows and doors.

## **Hurricane Shutters:**

### **Definition**

"Hurricane Shutter" shall mean any device, installation, equipment or appliance, whether permanently or temporarily affixed or attached in any manner to any portion of the exterior of the building or any portion of the building so as to be visible from the exterior of the building, used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain or rising water, wind damage or damage from physical objects or projectiles carried by wind or storm.

### **General:**

Residents must **plan in advance** and work with a professional licensed contractor(s) on details and plans that comply with building codes for adding new hurricane shutters to the unit. The licensed and insured contractor must provide license and insurance, the plans and other vital information meeting building codes to be presented, reviewed and approved by the Association Board of Directors before **any** type of installation begins.

Please provide the Board of Directors thirty (30) days to review the Fairway Oaks Condo Association Request for Changes form and provide feedback to the requester.

### **Responsibilities:**

Owner agrees to be responsible for all costs and expenses incurred in the installation, maintenance and upkeep of the Hurricane Shutters and for all insurance necessary. Owner agrees to permit the Association to inspect the Hurricane Shutters as the Association deems necessary to ensure compliance with the Rules and Regulations.

The Owner is responsible for restoring the product area to its original condition when and if the hurricane protection is removed.

The Owner must install and maintain the safety and appearance of the hurricane protection. The Association may, as permitted by the By Laws and Rules and Regulations of Fairway Oaks Condominium Association, have the right to repair or maintain the system upon the Owners failure to do so.

The Owner must uphold their obligations under these terms and conditions or as specified by the Board of Directors written approval. Should the Owner fail to uphold their obligations, Owners, or their successors in title, agree to allow the Association access to the unit for maintenance, repair or restoration. The owners will be required to pay the cost of work, including attorney fees, should the Association be required to bring action to enforce provisions of this document.

### **Approved Hurricane -Type Protection Systems:**

#### **Accordion Shutters**

Accordion Shutters may be closed upon announcement of a hurricane or tropical storm watch for this area and must be reopened within ten (10) days after the evacuation notice is lifted or tropical storm has passed through.

- a. These shutters open and close horizontally and are the most common hurricane protection permitted. Must conform to Manatee County Building Codes.
- b. Color – Ivory

#### **Removable Storm Panels**

Panels may be installed on a temporary basis on windows. Panels may be put up upon announcement of a hurricane or tropical storm watch for this area and must be removed within (10) ten days after the evacuation notice is lifted or tropical storm has passed through.

- a. Materials: The panels may be clear, aluminum or galvanized steel.
- b. They must be attached with frame and fasteners that assure they will not become flying projectile in meeting the technical specification wind loads.
- c. Color of the Frame – Ivory

All repairs to stucco or the building must be completed to the satisfaction of the Board of Directors.

#### **Use Requirement:**

All Owners who have hurricane protection must close their shutters when the National Hurricane Center posts a “Tropical Storm Warning.”

*Adopted by the Board of Directors, October 18, 2018*