

East Lake Woodlands Condo VII

www.elwcondo7.com

ARCHITECTURAL DESIGN REQUIREMENTS

Any homeowner considering improvements to or alterations of the appearance of their condo must submit an “Architectural Form” to the Association for the following improvements:

1. Replace Exterior Front Screen/Storm Door
2. Replace window(s) including frames and glass
3. Replace Patio Sliding Glass Door(s)
4. Replace screening on lanai
5. Replace laundry room doors
6. Enclosure of lanai
7. Installation of Hurricane Shutters
8. Wood/Laminate/Tile flooring in 2nd floor units

This request MUST be in writing and MUST BE APPROVED IN WRITING PRIOR to the commencement of work. The Association reserves the right to require any homeowner to undo architectural changes made WITHOUT PRIOR APPROVAL AND/OR IN VIOLATION OF THE DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS. The Association also reserves all rights under the law to enforce the Covenants, Conditions and Restrictions.

The Board of Directors will respond to all requests in writing within 30 days from the receipt of the request and a copy of the request and letter will be kept on file in the Management Company office.

Should the Board fail to respond to submitted request within 30 days from the date received it will be considered approved.

Guidelines:

Exterior Storm/Screen Door – Color must be all bronze including handle and be either ¾ glass or full glass. Several models can be found at Home Depot and Lowe’s.

Replacement Windows/Sliding Glass Doors – Color must be bronze on exterior and meet Pinellas County building codes as well as regulations in regard to hurricane guidelines.

Lanai/Enclosures/Screens – Lanai’s may be enclosed either full glass or half wall/half glass. All windows must be bronze on exterior and meet Pinellas County building codes as well as

regulations in regard to hurricane guidelines. Screens must be consistent in color and structure with the homeowners existing condo.

Hurricane Shutters – Color protection shall be off-white color selections, no darker than the exterior color of the building. To prevent permanent damage to the buildings, all shutter/non-shutter exterior installations must use commercially approved shutter fasteners. Please note the rules regarding the use of hurricane shutters in the rules and regulations section of this booklet.

Upstairs' Unit Flooring – All wood, laminate, or tile flooring must have a sound barrier installed to reduce noise level. The best sound barrier is a cork underlayment and we highly recommend the use of cork if you are installing wood, laminate, or tile flooring. It is non-toxic and does not support mold or mildew. However, we understand that the price point of cork is much higher than other sound barrier underlayment materials. The sound barrier underlayment you choose must have a sound rating classification of at least STC/IIC 65.

Laundry Room Doors- Laundry Room doors may be replaced with the same door (solid core) currently in the unit. The solid core door is a special-order item at Lowe's or Home Depot and very expensive. An alternate option is a bifold louvre door (30" each-all louvered) or a single louvre door (30"each- louvered top half of door) available at Home Depot or Lowe's.

**EAST LAKE WOODLANDS CONDO VII
ARCHITECTURAL REVIEW APPLICATION**

PLEASE COMPLETE AND RETURN THIS FORM FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK

MAIL, EMAIL OR FAX TO:
ELW CONDO VII ASSOCIATION
c/o AMERI-TECH PROPERTY MANAGEMENT
24701 US HWY 19N, SUITE 102, CLEARWATER, FL 33763
PHONE: 727-726-8000 FAX: 727-723-1101
lberry@ameritechmail.com

PROPERTY OWNER: _____ DATE: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS (if different): _____

PHONE: _____ FAX: _____ EMAIL: _____

- Attach paint color samples, plans, photos as needed to describe modification
- All necessary governmental permits required are a condition of approval
- All approvals are subject to installation conforming to Association documents

Describe in detail the addition, change or installation as needed to be reviewed by the Board of Directors. Attach additional paperwork if necessary.

Owner Signature: _____

FOR USE BY BOARD of DIRECTORS

Date Rec'd: _____ Date to ARB: _____ Date to Homeowner: _____

Supporting documentation may be attached to this form. The ARB decision is as follows:

___ Approved (must conform to Associations covenants & restrictions)

___ Plans incomplete, additional information is requested

____ Approved with the following conditions _____
____ Rejected – Reason _____

Submit plans to the BoD within 14 days of receipt of this notice. Work may not commence until the BoD has rendered a written approval.

BY: _____ DATE: _____
BY: _____ DATE: _____