

**CORONADO CONDOMINIUM OWNER'S ASSOCIATION
APPLICATION
FOR
PLEXI-GLASS LANAI ENCLOSURE**

Procedure for Approval

- The Board of Directors and the Master Association must approve, in writing, all proposed lanai enclosures prior to their installation.
- All required documentation must be furnished along with this Application.
- Requests will not be considered if any documentation is missing.
- This Application and the required attachments should be sent to the Property Manager:

Suitor and Associates, Inc.
15751 San Carlos Blvd. Suite 8
Fort Myers, FL 33908
- Requests will be considered at the next regularly scheduled board meeting of the Coronado Board of Directors.
- Following approval by the Board, approval will be requested from the Master Association Architectural Review Board. Their approval must be received prior to installation.
- Upon final approval, the Property Manager will return the application to the applicant with the signature of an authorized representative.

Required Attachments

- Plans/proposal from contractor
- Contractor information:
 - Copy of Contractor's Occupational License
 - Written certification that product to be installed complies with applicable building codes
 - Insurance certificate demonstrating required minimum coverage
 - General Liability Insurance - \$ 1,000,000
 - Workers' Compensation Insurance - \$ 500,000

Definition

“Plexi-glass Lanai Enclosure” means an aluminum and plexi-glass screen including sliding panels, affixed or attached to the interior of the lanai with its primary purpose and function being to provide limited protection to the unit and the property within the unit against light storm damage and water penetration. Such enclosure is not considered suitable against tropical storms and hurricanes and the panels should be removed when winds are expected to exceed specified speeds. These enclosures are NOT considered hurricane protection by the State of Florida or Lee County.

Responsibilities

The installation of Plexi-glass Lanai Enclosures is not a Coronado Condominium Owners Association requirement. All installations of this type, including contracting with an installer, obtaining any required permits, all associated expenses for installation, maintenance, repair, replacement, and repairs to the common and limited common properties and Unit exteriors resulting from installation and/or maintenance, or any damage resulting from the installation or removal of the enclosure or damage resulting from parts of the installation being blown off in a storm are the sole responsibility of the Unit Owner. The Unit Owner is responsible for removing the panels from the lanai prior to a named storm arriving in the area.

All installations will be maintained to the normal standards of the Coronado Condominium Owners Association. All products used and installations made must be in full compliance with any State of Florida and Lee County Building Codes.

Installation Specifications

Materials

- Windows: Rigid acrylic
Tint: bronze or grey
- Frames, tracks and doors: Aluminum
Color: bronze
- Rollers: Nylon
- Track: Raised
- Screws: All holes into concrete must be pre-drilled. Compatible screws or drive pins shall be used, together with a sealant

Installation

- Enclosure frame must be mounted on the inside wall, inside the existing screen enclosure.
- Sufficient room (minimum of 3 inches) must be left for replacement of screens on 2nd floor units.
- The rear enclosure shall consist of 6 equal sized panels.
- The side enclosure shall consist of 4 equal sized panels.
- All horizontal and vertical frames must be aligned with the existing vertical and horizontal screen structure, with center vertical supports aligned in the center of the screen section.
- 2 locks on each set of 2 panels shall be provided to add rigidity and wind resistance.
- Weep holes shall exist in the bottom rail to provide drainage from the lanai, inside the enclosure. Weep holes shall also be added to the existing screen frame if none exist or are insufficient.

Additional Requirements

- Unit Owner is responsible for the full cost of installation and the cost of any repairs or modifications necessary for installation.
- All work shall meet building codes that exist at the time of installation or permitting.
- Proper permits will be obtained at Unit Owner’s expense.
- Unit Owner is responsible for the installation and cost of any safety devices required by the codes.
- Unit Owner is responsible for any care, maintenance and replacement of the installation.
- Unit Owner is responsible for any insurance coverage for the installation.
- Unit Owner is responsible for the cost of removing, repair and re-installation of the enclosure if removal becomes necessary for any reason.
- Unit Owner is responsible for any damage caused to other persons or property due to the installation, whether direct or indirect and whether or not caused by act of God.

ACKNOWLEDGMENT

I hereby apply for approval to install a Plexi-glass Lanai Enclosure as outlined in this document. I acknowledge, understand and agree to abide by the terms of this document and will make the installing contractor aware of same. I hereby indemnify, to the fullest extent lawful, the Coronado Condominium Owner’s Association for any damage caused, directly or indirectly, by this installation or the parts of the installation, for whatever reason such damage occurs.

Unit Owner Signature: _____
Name

Unit Owner Signature: _____
Name

Unit Number: _____

Date: _____

Approval to Proceed with Installation

Signed: _____
Authorized Representative

Date: _____

Master Association Access Agreement

Contractor:
Address:

Telephone:

Date:

During the construction process at the residence of

Client:

Address:

City: Ft Myers, FL 33908 Phone:

The Property of: "Gulf Harbour Master Association" will have to be used for access during construction.

By signing this agreement, I am giving my permission to the above contractor to use the Master Association's Property and the above-mentioned property to have access for construction purposes. I am also aware that the owner, for whom the construction is being built, will assume all responsibility for any damages during the normal construction.

Board Member's Signature: _____

I do hereby agree to assume all responsibility for any damages that occur during normal construction to both my own and others property.

Resident Signature: _____

Contractor's Signature:

We will take all precautions and do not anticipate damaging the area. Work begins at 7:00AM and ends at 6:00 PM Monday – Saturday (No work can be done on Sunday)

Mail to: Suitor & Associates
 15751 San Carlos Blvd. Ste 8
 Fort Myers, FL 33908
 Attn: Coronado Property Manager

Request for Design Review Master Association

Date: _____

Neighborhood: _____

Owner's Name(s) _____

Address: _____

Mailing Address: _____

Telephone/Fax: _____

Builder's or Contractor's Name: _____

Company Name: _____

Company Address: _____

Telephone/Fax: _____

Please Attach: Access and Responsibility Form Signed By Owner and contractor

Requesting Approval of:

- Addition(s) or Modifications to an Existing Home (must include survey, site plan, floor plan, front, rear and side elevations and roof plan)**
- Changes to Existing Landscape (include planting plan with plant list: types, quantities, sizes, common and botanical names – show existing plants and proposed changes)**
- Changes to Exterior Materials and/or Colors (color samples must accompany request)**
- Other Modifications or Additions (such as fence, play equipment, etc.)**

Attach all pertinent information in duplicate including drawings, photographs and/or catalog cuts. You may expect a written response to the request for review within 30 days of our receipt.

Mail to: Suitor & Associates
 15751 San Carlos Blvd. Ste 8
 Fort Myers, FL 33908
 Attn: Coronado Property Manager
 Phone: (239) 437-0340