

**CORONADO CONDOMINIUM OWNER'S ASSOCIATION  
APPLICATION  
FOR 1<sup>ST</sup> FLOOR LANAI SCREEN DOOR**

**Procedure for Approval**

- The Board of Directors and the Master Association must approve, in writing, all proposed hurricane shutters 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

“Screen Door” means, viewed from the rear of the building, a door affixed within the right side (for 101 units) of the existing side screen or the left side (for 102 units) of the existing side screen, as shown in attached sketch.

## Responsibilities

The installation of a screen door is not a Coronado Condominium Owners Association requirement. All installations of this type, including contracting with an installer, obtaining 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 door or damage resulting from parts of the installation being blown off in a storm are the sole responsibility of the Unit Owner.

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 the current State of Florida and Lee County Building Codes.

## Installation Specifications

### Materials

- **Type** Plain rectangular 3 Ft. wide screen door with small kick-plate at the bottom and 1 crossbar at the handle
- **Material** Aluminum matching existing lanai screen frame
- **Installation** To be installed within existing side screen structure – per sketch and photo below
- **Color** Bronze, matching existing lanai screen frame – factory finished
- **Step outside door** White in color – slope of ground must be taken into consideration

Height from patio to ground:

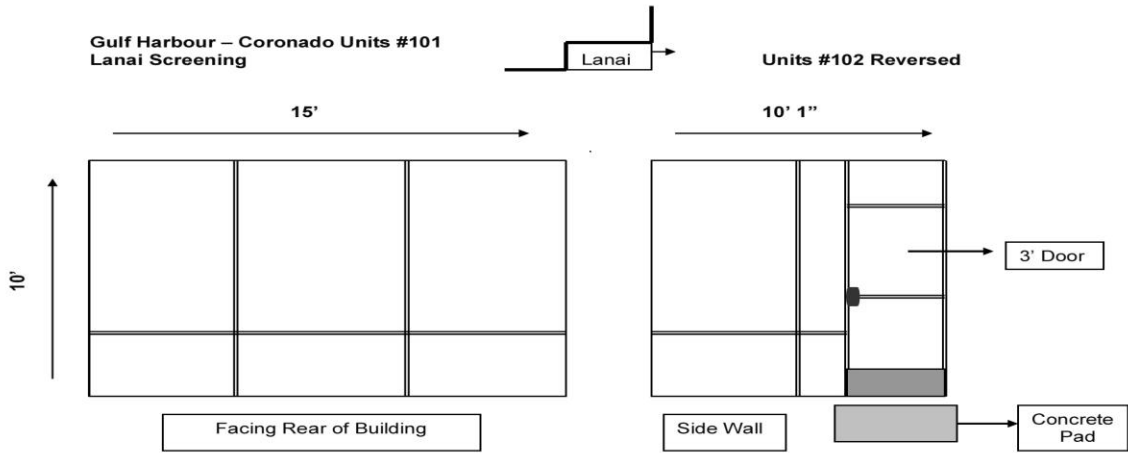
Install:

0” – 9”	-	<b>Steptread</b> , 16”D x 48”W x 2”H
9” – 16”	-	<b>1 Step</b> , 12”D x 48”W x 7”H
16” – up	-	<b>2 Step</b> , 12”D x 48”W x 14”H

- **Landscaping** Appropriate shrubbery and landscaping must be provided – check with Association

## **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 Florida and Lee County 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.
- The Owner must install and maintain the Screen Door in a first-class manner. If the Owner fails to maintain the Screen Door as required herein, after fifteen (15) days written notice from the Association to the Owner, the Association shall have the right to perform, or have performed, any required maintenance or repair work or to have the Screen Door removed and the property restored to its condition prior to the Screen Door's installation, at the expense of the Owner. If any Screen Door must be partially or wholly dismantled or moved in order to allow the Association access to other parts of the Condominium for which the Association is responsible, the costs of such dismantling or removal shall be borne by the Owner.
- Unit Owner is responsible for any damage caused to the common elements or other property or units within the Condominium which is caused as a result of the installation or maintenance of the screen door or to other persons or property, whether direct or indirect and whether or not caused by act of God.
- The Owner hereby agrees to indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, arising out of, or because of, the construction and maintenance of the screen door.
- The Owner is responsible for providing appropriate landscaping changes, as well as a small concrete pad on which to step outside the lanai.



Screen Door Placement on Side Screen, Next to Building Wall

## ACKNOWLEDGMENT

I hereby apply for approval to install a screen door 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: Sutor & Associates  
15751 San Carlos Blvd. Ste 8  
Fort Myers, FL 33908  
Attn: Sheila Ullmann

## 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:            Sutor & Associates  
                         15751 San Carlos Blvd. Ste 8  
                         Fort Myers, FL 33908  
                         Attn: Sheila Ullmann  
                         Phone: (239) 437-4306            Fax: (239) 437-5192