

## BUILDING COMMITTEE

### FAST TRACK MODIFICATION LIST

**OVERVIEW: BEFORE STARTING ANY WORK, A BUILDING MODIFICATION REQUEST FORM MUST BE COMPLETED AND APPROVED BY THE BUILDING COMMITTEE AND THE BOARD OF DIRECTORS (BOD). A LADY LAKE BUILDING PERMIT MAY ALSO BE REQUIRED.**

THE MODIFICATIONS LISTED BELOW WILL USUALLY BE APPROVED BY THE BOD, HOWEVER, A BUILDING MODIFICATION REQUEST IS STILL NECESSARY **FOR EVERY CHANGE** AND MUST BE APPROVED BEFORE PROCEEDING.

PICTURES AND/OR DRAWINGS MAY BE NECESSARY TO FACILITATE UNDERSTANDING AND APPROVAL.

**ALL MODIFICATIONS ARE TO BE PAID FOR AND MAINTAINED BY THE OWNER.**

**Front doors** – full length and half length window inserts are permissible. In most cases a new door will be necessary to accommodate the new insert. The new door is to be painted as close as possible to the original color.

**Screen/storm doors** on front and side doorways of villas – only full view doors with no bars or decoration are permissible. Almond or white is the recommended color with brass, antique brass or bronze hardware optional.

**Retractable screens** on front and side doorways of villas – retractable screen doors are permissible in almond or white trim.

**Shutters** – shutters may be added to the unit as long as they are the same design and color as the shutters existing on other units (tan, medium brown or trim color). See examples posted on website.

**Railings and Window Boxes** – See examples posted on website.

**Courtyard floors** – courtyard floors may be replaced with paving stones. **The color and style are to be selected by the owner and approved by the Building Committee and the BOD.** Thin pavers are acceptable because no heavy traffic is involved. Installation over existing concrete is preferable if sufficient space is available to maintain the proper level with the unit's structure.

**Courtyard floors** – floors may be painted with color and style to be selected by the owner.

**Garage Area Lighting** - Illuminating the front of your garage door can be accomplished with an overhead light that does not involve outside piping for the wiring but, rather, inside the wall wiring. Or, you may install lights on either or both ends of the garage that match (as closely as possible) the lights in the front of your unit.

**Garage Doors-**

A. Replacement Garage Door - A garage door can be installed if it reflects the same design as the original (4 or 6 panels), is constructed of steel, hurricane proof and painted the color of the Trim. The windows must be either four or six sections to match the lower section of the new door and the window itself must be rectangular in shape. Photo examples are available on this website. Recommended manufacturers are available.

B. Existing Garage Door - The replacement of the top section with windows is acceptable as long as the windows are rectangular, the panels match as closely as possible the lower section panels and the panel is painted the Trim color of the unit and hurricane standards are maintained.

**TV Satellite Dishes:** Satellite dishes can be placed on the patio floor or the balcony floor and may not exceed 39 inches.

**Concrete Porch Section:** The concrete porch section in front of our front doors can be painted with concrete paints that closely matches that of your house color or your house trim color.

**Solar Tubes:** Solar Tubes in the roof can be installed if they are NOT visible from the street.

Signed for BOD \_\_\_\_\_ Date \_\_\_\_\_

Office \_\_\_\_\_ (Form revised 3/3/2014)