

ARCHITECTURAL CHANGE APPROVAL FORM

(Note: /11 accordance with Florida Statute 718.113 and Pinestone at Palmer Ranch Association, Inc., individual buildings Declaration of Condominium, Section 15(i)(ix)(g)(h) and Pinestone at Palmer Ranch Association, /11c. Rules and Reference Manual, no resident may make any material alterations to the outside of their unit or common elements, limited common elements, common areas, or exclusive use common areas of the Association without express written permission of the Board of Directors. All requests for architectural review and approval must be submitted in a timely fashion PRIOR to any installation or replacement being done.)

Unit Owner(s): _____ Unit # _____ Date of Request: _____

Phone # _____ Email _____

You have submitted a request to install or replace the following:

_____ FRONT ALUMINUM SCREEN / STORM DOOR

Front aluminum doors must all be white in color. The door can be either a Full View that does not have a lower kick panel or it can be a Mid View door with a lower kick panel. A lower solid or raised kick panel should be no more than 24 inches high and no less than 14 inches high as measured from the bottom of the door. The remaining upper portion of the Mid View door shall be screen and/or clear glass. Frosted decorations or security type grillwork are not allowed for new or replacement doors. A retractable one-piece door screen that retracts out of sight into a bracket on the door jamb is allowed. The retractable screen color must be beige or tan.

_____ LANAI/BALCONY SLIDERS FROM SCREEN TO GLASS ENCLOSURE

Copy of proposal from an aluminum contractor, with diagram and all specifications must be submitted with the owner's request for change. When submitting a request to the Committee for approval of the installation of outer glass doors on a lanai, the request must also contain a proposal from the approved Association fire sprinkler vendor, which includes specifications for the installation of a sprinkler head in the lanai. Sprinkler heads MUST BE installed by the approved Association vendor and is the financial responsibility of the unit owner. NFPA code 8.11 covers the installation of sprinkler heads in enclosed spaces.

_____ SATELLITE DISH

The Community Association Manager must physically view and approve the intended site of the dish installation. "Pizza" style dishes may only be placed inside balconies, lanais or limited common element entranceways of second-floor units. No part of the dish or antenna can extend beyond the balcony railing line. First-floor units may only place a satellite dish on their enclosed lanais. No holes may be drilled in outside walls, roofs, windows or balcony railing. Satellite dishes must be removed upon sale of a unit and all mounting holes appropriately filled and painted.

_____ WINDOWS

Window replacements must match and conform to existing exterior aesthetics of the building and meet or exceed Sarasota County requirements or any updated hurricane code. A copy of the contractor's proposal, with window specifications along with any pictures and/or drawings, must be attached to the owner's request for change.

_____ HURRICANE PROTECTION

The Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board. At the current time, only hurricane film and roll-down shutter applications have been approved. Please contact the Association Office for specifications.

_____ WOOD, TILE, VINYL, HARDWOOD FLOOR UNDERLAYMENT

It is a requirement of the documents that all second-story units changing to or replacing any existing flooring surfaces must have an underlayment of IIC rating of 69 or higher than that supplied by PROFLEX 90 noise-deadening underlayment. PROFLEX 90 noise-deadening underlayment is the minimum allowable for second-floor underlayment use. (Effective 10/1/17). Owners should submit a copy of the contractor's proposal with their written request for approval and a sample of the proposed underlayment.

Per Declaration of Covenants (page 23 (1))

No ceramic tile, marble, wood or other hard-surfaced floors may be installed in a second story Condominium Unit unless the Board of Directors has approved the installation, including the plan for providing adequate noise insulation. If the installation is made without prior approval of the Board, the Association, may, in addition to exercising all the other remedies provided in this Declaration, require the Unit Owner to cover all or part of such hard-surface flooring with carpeting or area rugs, or require the removal of such hard-surface flooring at the expense of the offending Unit Owner.

Your request for installation or replacement for _____
has been APPROVED _____ DISAPPROVED _____

BOD Architectural Committee Rep / Date

Community Association Manager / Date

Revised 5/10/24