

BEACH MANOR VILLAS SOUTH, INC.

Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293

Telephone: (941) 408-8293 <https://kcl.cincwebaxis.com>

SCREEN ROOM INSTALLATION STANDARD

WHEREAS, the Board of Directors, (hereinafter referred to as the "Board"), of BEACH MANOR VILLAS SOUTH, INC. (hereinafter referred to as the "Association"), is required to maintain the uniform appearance of the exterior of the units within the Association which shall include type, style, color and such other factors deemed relevant by the Board; and

WHEREAS the Board shall not refuse to approve the installation of a Screen Rooms conforming to the specifications adopted by the Board; and

WHEREAS,

- 1) The structural integrity of each building is important, and
- 2) The type, style, color, and quality of the screen room construction materials to be installed are important, and
- 3) The method of attachment, installation, and placement of the screen room is important, and
- 4) The resultant exterior appearance of each building is important.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF BEACH MANOR VILLAS SOUTH, INC. that the following Exhibits attached hereto and made a part hereof, be adopted as The Beach Manor Villas South, Inc. Screen Room Replacement Policy, effective _____:

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| EXHIBIT A | Application and Approval Procedures. |
| EXHIBIT B | Responsibility. |
| EXHIBIT C | Liability. |
| EXHIBIT D | Screen Room Specifications. |
| EXHIBIT E | Application for Approval to Proceed with Installation of Screen Room. |

ADOPTED by the Board of Directors this ____ day of _____, Year _____.

BY: _____

President of the Association

EXHIBIT A

APPLICATION AND APPROVAL PROCEDURES

1. Each Unit Owner desiring to install a Screen Room shall comply with each of the procedures, provisions, requirements, and specifications of this Screen Room, unless specifically authorized by the Board to the contrary.
2. Each Unit Owner wishing to install a Screen Room shall submit to the Architecture Review Committee ("the ARC") a completed Application For Approval To Proceed With Installation of a Screen Room form (See EXHIBIT E), together with such other documentation and information as may be specified in this Policy and /or reasonably requested by the ARC. Such documentation and information shall include, but not necessarily be limited to:
 - a. The exact location and placement of the Screen Room
 - b. The identity of the manufacturer and the installer, as well as the color, style, type of frame material and type of screening material to be used; and
 - c. The method of Screen Room attachment; and
 - d. The type, size and placement of all anchors, brackets, etc. as may be required.
3. Applications shall also include applicable test data and reports indicating that the Screen Room to be installed is designed to comply with and will be installed to comply with the South Florida Building Code and all applicable local codes.
4. Applications shall also include proof that every individual or entity who will be installing the Screen Room
 - a. Has in effect all permits and licenses required to perform this type of work; and
 - b. That they carry Liability Coverage in an amount of not less than One Million (\$1,000,000.00) Dollars; and
 - c. That they are covered by Florida's Worker's Compensation Insurance, if required to do so by law. A Worker's Compensation Exemption Form covering only one person may be acceptable provided that the one person named in that form will be the only person performing work at the site.
5. The ARC will have ten (10) days from the date it receives all the information and documentation required as a part of the Application process to recommend to the Board either approval or disapproval of the Application. A recommendation by the ARC to disapprove the application shall specify the basis for that recommendation, and the modifications, if any, to the Application that could result in a recommendation for approval.
6. The Board shall consider the Application and the recommendation of the ARC at its first meeting following the ARC action, and shall vote at that meeting to either approve, disapprove, or request modification of the Application.

EXHIBIT B
RESPONSIBILITY

1. It is expressly understood that each Unit Owner is responsible, either directly or through his or her agents:
 - a. For all costs relating to the installation and maintenance of said windows/doors; and,
 - b. For the obtaining of any and all necessary building or zoning permits as may be required by applicable city, county, state, or other governmental entities with respect to the installation of said Screen Room, and,
 - c. For the proper installation of said Screen Room including, but not limited to the following requirements:
 - i. That the installing company or manufacturer be appropriately licensed, as required; and
 - ii. That the installing company, manufacturer, or individuals be knowledgeable with respect to the type of installation to be made; and,
 - iii. That all anchorages be sized and spaced so as to properly transfer the design loads of the installed Screen Room to the host structure, finishes or waterproofing systems, etc.; and,
 - iv. That all fasteners and attachment hardware meet all applicable current State, County and City wind codes; and,
 - d. For the maintenance of said Screen Room, including, but not limited to the following requirements:
 - i. That all screen room doors be maintained in a proper working order; and,
 - ii. That all screen room doors be maintained so that they are free of excessive dirt and debris.
2. It is further expressly understood and agreed that all conditions as contained in any Exhibit hereto, shall be binding upon said Unit Owner, his or her heirs, successors or assigns, and shall be a condition implied in any conveyance or other instrument affecting the title of the affected Unit

EXHIBIT C

LIABILITY

1. The intent of the Board is that the total cost relating to the installation, repair, and maintenance of any Unit Owner's Screen Room be the total responsibility of said Unit Owner. It is further assumed that each Unit Owner installing a Screen Room will properly maintain it. The following provisions are intended to protect the Association and its members in the event that some claim or expense is incurred by the Association in the event that someone does not maintain their Screen Room as anticipated, and to outline the procedures that will be followed.
2. The Unit Owner 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 caused by said Screen Room, to the extent that such claims, actions, costs, or expenses are not covered first by the general comprehensive liability insurance policy of the Association, if and as applicable.
3. If the Unit Owner fails to maintain his Screen Room or fails to make repairs to it as needed, then the Association shall have the right to have such maintenance or repairs performed, but only after reasonable written notice to the Unit Owner by the Association. All costs of such maintenance or repairs incurred by the Association shall be the responsibility of that Unit Owner, who shall immediately reimburse the Association for such costs upon being presented with an Invoice for those costs.
4. As security for any payment owed the Association in accordance with either of the above paragraphs, and in accordance with applicable Law, the Association shall have a lien on the Owner's Unit for all of said costs and expenses which shall be considered an assessment against the Owner's Unit.

EXHIBIT D

SCREEN ROOM SPECIFICATIONS

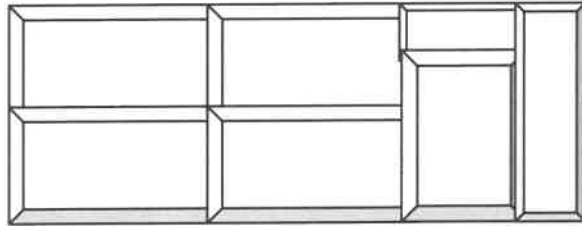
1. COLOR: Only WHITE is acceptable to the Association.
2. FRAME TYPE: There are two types of Frames which are acceptable to the Association.
 - a. Aluminum
 - b. Vinyl
3. STYLE:
 - a. As approved by Architectural Review Committee.
4. SCREEN MATERIAL:
 - a. Aluminum
 - b. Fiberglass
5. GENERAL SPECIFICATIONS:
 - a. No do it yourself screens will be acceptable to the Association.

See EXHIBIT D-1 for illustrations of the style of screen room that can be installed.

EXHIBIT D-1

SCREEN ROOM STYLE FOR PROPOSAL

Depending on the design of the owner's unit this design may be reversed.



SCREEN ROOM LOCATION

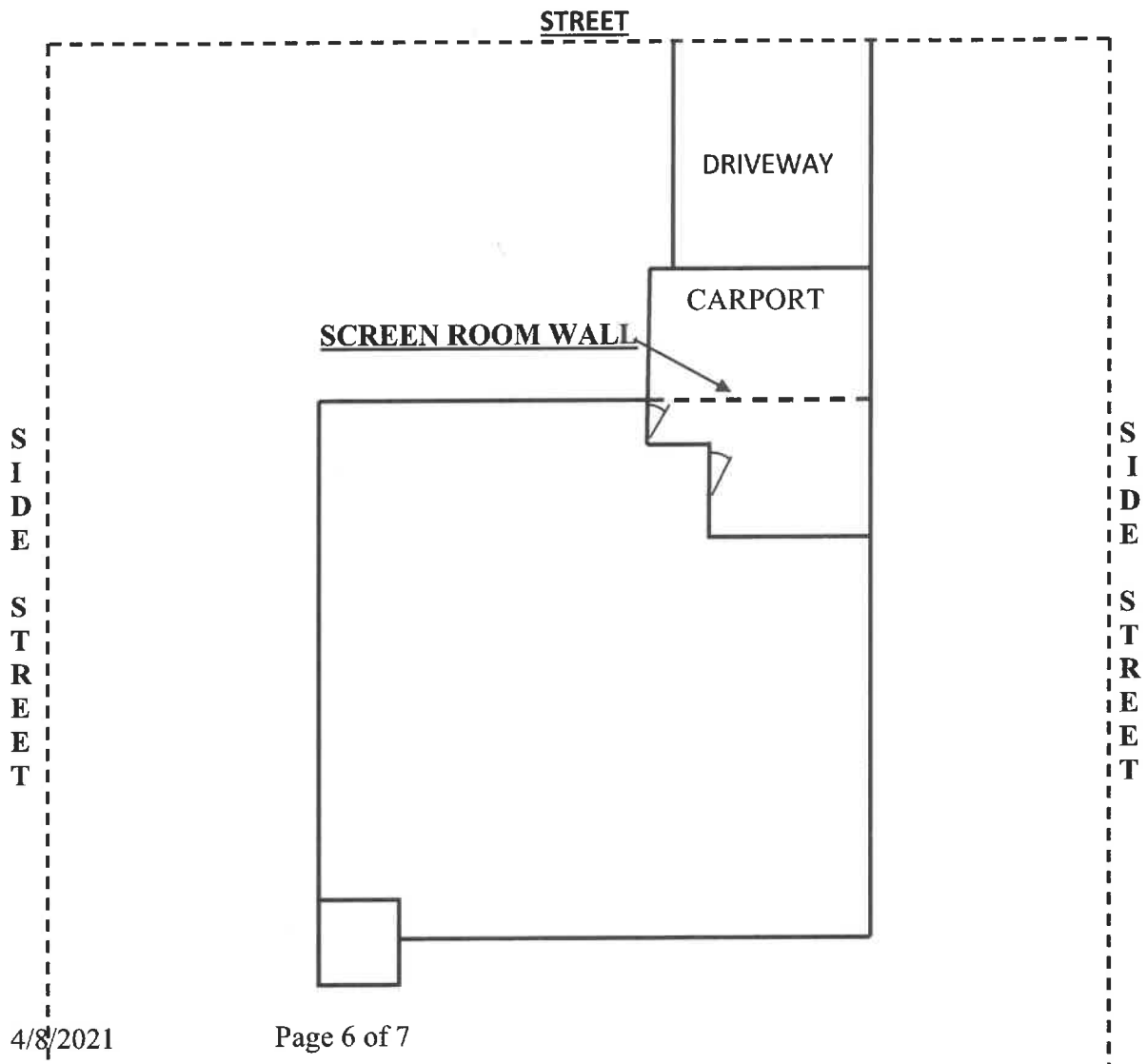


EXHIBIT E

**APPLICATION FOR APPROVAL TO PROCEED WITH INSTALLATION SCREEN
ROOM**

TO: ARC COMMITTEE AND BOARD OF DIRECTORS, BEACH MANOR VILLAS SOUTH

ARC Member Signature Acknowledging Receipt of Application:

Name _____ Date Received: _____

FROM:

Unit # _____ Name _____

**SUBJECT: Application for Approval to Proceed with Installation of Carport Screen
Room***

*To be considered, application must be completed and submitted with all required Exhibits.

It is requested that I, (we), be permitted to proceed to install a Screen Room in our carport, for the subject unit, according to the Association Board of Directors' Resolution "Screen Room Installation Policy".

I, (we), acknowledge, understand, and agree to abide by the TERMS AND CONDITIONS of the Beach Manor Villas South, Inc. Screen Room Installation Policy and will make the installing contractor aware of same. I, (we), am responsible for maintenance, repair, and replacement of the installed Screen Room.

Unit Number _____

Unit Owner Signature _____ Date _____

Approved _____ Rejected _____ See Attachment _____