

Bridgewater at Bonita Beach Condominium Association, Inc.
ARCHITECTURAL DESIGN MODIFICATION REQUEST

Applicant's Name: _____ Unit Number: _____

Contact #: _____ Email address: _____

Describe your request:

Estimated project start date: _____ Estimated completion date: _____

(Maximum 6 months)

SUBMITTAL REQUIREMENTS CHECKLIST

() READ AND SIGN REQUEST

() RECEIPT OF DESIGN STANDARDS SPECIFIC TO YOUR PROJECT

(Attached as listed below)

Hurricane Shutters

Window or external doors replacements or modifications

Installation of glass enclosures on Lanai.

Installation of Tile or hard surface flooring

Work done by Unit Owners

() PLUMBING AND ELECTRICAL CHANGES (require permits and specification, and location plan) If cable or telephone lines are rerouted from their originating box, the original box must remain in place with a cover plate to allow access. Alteration of electrical lines in exterior walls requires Board approval.

() PROJECT PLAN (use design plan, sketch or contractor's drawing with specific location of any electrical or plumbing changes)

() PERMITS, PROOF OF LICENSURE AND INSURANCE BY ALL CONTRACTORS PERFORMING IMPROVEMENTS.

If any of the listed items are not attached the application will not be accepted for consideration.) 3

ARCHITECTURAL DESIGN MODIFICATION REQUEST ACKNOWLEDGEMENT

I/We hereby make an application to the Bridgewater at Bonita Beach Board of Directors for the described item(s) on page #2 to be approved in writing.

I/We acknowledge and agree:

- That the Board approval does not constitute a representative of warranty of the quality of the work performed and that I am solely responsible for determining that the contractor's performance is satisfactory.
- That neither the Bridgewater at Bonita Beach Condominium Association Board of Directors, their representatives, or employees in any way endorse contractors or vendors for work in the community. The owner must obtain a copy of their contractor's license and original certificate of insurance.
- That notice to the Board of the construction schedule and project completion date will be given so inspections can be arranged.
- To comply with all State and County building code requirements, obtain any permit(s), if required for my particular modification(s), and post said permit(s).
- That all work contemplated by the Applicant(s) will be completed within 6 months of the approval date of the Bridgewater at Bonita Beach Board of Directors.
- That if the approved work or changes contemplated by the Applicant(s) does not commence while the Applicant(s) is the owner of the affected property, that the application is null and void.

Community Standards & Requirements

1. Owners must present all documents to include but not limited to, plans, permits, proof of licensure and insurance by all contractors performing improvements within the community.
2. The "Board" shall not consider any application for modification that is not complete, with all required documentation.
3. No modification of any structural element of an individual dwelling unit, limited or common areas will be done without the written consent of the Bridgewater at Bonita Beach Condominium Association, Inc., this includes any electrical, plumbing, structural interior walls, floors or ceilings, as are described by the Community Covenants to be "common areas" and "limited common areas".
4. All submissions must be submitted to the Board of Directors at least 10 days prior to the scheduled meeting to allow for proper review and consideration and meetings of the Board will be posted with reference to the ADMR's being reviewed.
5. The community has established "quiet times" for the peaceful enjoyment of all members and no construction is allowed during those times. During the winter "peak" season the Board reserves the right to limit projects that may create unwanted noise or debris that interferes with the peaceful enjoyment of the members and guests. 4

The Owner/Applicants(s) signing below understand that this request must be approved and granted before any modification work may begin. Any work or installation commencing before approval is granted will be required to be removed. A request presented to the Board must be completed and final before being submitted.

Any subsequent changes will require that the complete application be resubmitted for approval. The request must meet all terms and conditions as defined within this document.

Date _____

Signature of Applicant _____

Signature of Applicant _____

THIS SECTION IS TO BE COMPLETED BY THE BRIDGEWATER AT BONITA BEACH BOARD OF DIRECTORS OR REPRESENTATIVE

Date received: _____ Date Approved: _____

Board Approval: () Approved () Disapproved (state reasons below)

Name: _____

If Disapproved the Reason: _____

Bridgewater at Bonita Beach Condominium Association, Inc.

ARCHITECTURAL DESIGN MODIFICATION REQUEST

The purpose of this request is to protect the association and the owner from unnecessary cost and inconvenience. To assist the owner when developing remodeling plans, some general guidelines follow.

Some specific examples of work which may NOT be performed:

- Modification to utilities within the owners unit which causes alteration of the common element utilities within the owner's unit. This includes Plumbing, Heating/Air Conditioning, Electrical, Sewer, Fire Alarm, Cable and Phone.
- Channeling into the ceiling, floor or structural walls and columns.
- Removing drywall from common element walls.
- Removing or altering lanai screening.
- Replacing or altering entry door.

Some items which must be performed when remodeling:

- Hard floors must include sound padding which meets or exceeds local code.
- Windows must be white and match the configuration and size of current windows.
- All windows must meet wind performance characteristics to meet code.

Other Considerations:

- All construction debris must be removed from the premises at the owner's expense. A special trash pickup can be arranged with our trash removal supplier. No construction debris should be placed in the common dumpster, in the trash room or elsewhere on condominium property.
- Work should be performed in the off season if possible (May-September).
- Construction noise must be confined to the hours of 9:00 a.m. to 5:00 p.m.
- Common areas, including floors, railings, walls, elevators and doors must be protected from damage while transporting construction materials on the property. Owners are responsible for the repair of any damage caused by them or their contractors.
- Plans are not reviewed for function, safety, or compliance with any governmental agency. All projects must conform to local zoning and building codes, and the homeowner(s) must obtain all necessary permits if approval is granted.