

ARC SUMMARY

- Front screen doors must be white. No board approval is necessary.
- Hurricane storm shutters: clear, white or plywood only. Board approval is necessary for installed, permanent shutters. Plywood shutters are permitted only within hurricane alerts and must be taken down immediately following the storm warning (48 hours prior and 24 hours after alert is removed). Tolerance will be given considering storm damage etc.
- Lanai floor coverings or tile are allowed without board approval. Second floor units must include sound barrier underlayment.
- Backflow devices (if required by the city of Venice) are limited to 12 inch height.
- Front door replacement must receive board approval. Fiberglass and original color is required. Style will be reviewed by ARC.
- Lanai enclosures: Option 1- Hurricane glass and frame which meet both wind and impact requirements. Glass must be floor to ceiling sliders; see unit 901. Option 2- regular glass or acrylic is acceptable if hurricane shutters are installed and the sliders are floor to ceiling and design is like unit 901. Acrylic sliders must have the spacer bar height as follows: 1st floor spacer bar must be the same height as the lanai horizontal screen bar. 2nd floor top of spacer bar must be the same height as the lanai railing top. ARC committee must review plan and board must approve.
- Front porch enclosures: screen only-no glass. The design must conform to the front porch installed on 901. A white standard screen door along with a kick plate around the bottom of the screening (the kick plate on the screening must match the height of the kick plate on the door—not to exceed 10 inches) are required. The installation must use stainless steel hardware. ARC committee must review plan and board must approve.
- Lanai kick plates: must be white aluminum and height cannot exceed 10 inches. ARC form is required.
- Hose bibs are permitted without board approval.
- Indoor lanai access doors must be sliding glass with no tinting.
- No reflective window coverings will be permitted.
- Flooring changes to the interior of second floor units, other than carpeting, must have a soundproof underlay.