

ARCHITECTURAL STANDARD

LANAI ENCLOSURES

The Hammocks Cape Haze Master Association Board approves the installation of removable lanai enclosures at the discretion of the property owner and is not mandatory. All expenses associated with the installation are the responsibility of the property owner and subject to the conditions listed below.

Lanai Enclosures Conditions:

1. The Hammocks of Cape Haze assumes no responsibility for lanai enclosures.
2. The property owner assumes all responsibility and liability for the lanai enclosures and their maintenance.
3. The intent of this standard is to ensure that the panel frame is *invisible from the outside* and that the *panels do not cause a reflective glare* to neighboring units.

Approved Lanai Enclosure Product/Info:

#5200 Horizontal Sliding Acrylic Panels by WeatherLite

Frame Color: Bronze or White

Panel Color: Gray or Clear

As a convenience to homeowners, the following vendor carries this product:

Englewood Glass and Mirror

Contact: Bill McGough

Phone: 941.475.1101

Lic #: CGC-1516568

Maintenance: The property owner is responsible to maintain the lanai enclosure in good working order and appearance. If the property owner does not maintain the enclosure in good working order and appearance, the association will notify the property owner of the deficiency and give the property owner 30 days to correct said deficiency. If the property owner does not comply, the Hammocks Cape Haze Association will remove and dispose of the enclosure and charge the property owner for time.

This standard does not remove the owner's obligation of maintaining the lanai screen and frame in an acceptable manner.

Sale of Property: If the property owner sells the property, it is their responsibility to inform the new property owner of responsibilities associated with the lanai enclosure.

Approved: *Deborah Mayack*
Master Association Board President

Date: *November 20, 2019*