

**HAMMOCKS CAPE HAZE
ARCHITECTURAL REVIEW COMMITTEE
LANAI FRAMES, SCREENS AND SCREWS STANDARD**

The Architectural Review Committee approves the installation of lanai frames, screens, and screws as detailed in the following standard.

All expenses associated with the installation and maintenance of the lanai enclosures are the responsibility of the property owner and Hammocks Cape Haze assumes no responsibility for them. They are subject to the conditions listed below. **Owners must submit an ARC Request Form prior to the replacement for approval.**

1. The replacement frames, screens or screws must comply with the Charlotte County building code and be uniform in construction, color and size as currently being used in the Preserve and Villas buildings. Screens must be charcoal in color and made of fiberglass material with a minimum mesh weave of 18x18; the 20x20 weave, often called No See Um screens are better. The approved exterior paint color of the lanai frame is white (equal to or exceeding Sherwin William's Duration in semi-gloss) to match the exterior trim of the building. (See Helpful Guide for more details.)
2. Ideally the owners will select a vendor licensed and insured to perform work on the lanai.
3. At the completion of the project the owner will assume total responsibility for proving that they have complied with all the established Charlotte County building codes for lanai enclosures. It is suggested that the vendor put in writing compliance with these requirements.

Maintenance:

- The property owner is responsible for maintaining the lanai enclosure.
- The Association will notify the property owner of any deficiency and give the property owner 60 days to correct the deficiency.
- If the property owner does not comply, the Association may enact penalties.
- With respect to the proposed standard, the ARC noted some of the local vendors that provide the service. Owners may contact companies listed below or any appropriate vendor of their choice. Please understand that not all Charlotte County vendors can be listed here due to space.

Absolute Aluminum www.absolutealuminum.com Patio Enclosures 941.497.7777

Commercial Residential Aluminum www.craluminum.com Lanai Enclosures 941.486.9104

DR Aluminum Inc. info@draluminum.com 941.485.1520

Englewood Glass and Mirror sales@englewoodglass.com 941.475.1101

Lemon Bay Glass and Mirror info@lemonbayglass.com 941.475.1281

Sherwin Williams Paints sherwin-williams.com 941.474.1122 3720 N Access Rd, Englewood, FL

Approved: 
Master Association Board President

Date: June 22, 2021

Date: April 30, 2021
Villa Associate Board Approved

Date: July 29, 2021
Preserve Association Board Approved