

HAMMOCKS PRESERVE & VILLA ALUMINUM SCREEN FRAMES MAINTENANCE, REPAIR & REPLACEMENT

First thing the Owners need to know is both the [Preserve](#) & [Villa](#) Declaration Of Condominium state in Section 7.2 “A Unit Owner shall also maintain, repair and replace at the Unit Owner’s expense, all portions of the screened lanais, and/or balconies and porches,....”

And, “Included within the responsibility of the Unit Owner shall be all windows, screens, screen frames.....”

And, “All such [maintenance, repair and replacement](#) shall be done without disturbing the rights of other Unit Owners and shall be of a **design, quality, specification** and **décor consistent** with the Condominium Property.

For the purpose of this document and so there is no ambiguity in the definition of the above words;

Design means: To decide upon the look and functioning of a building and it’s appurtenant items.

Quality means: The standard of something as measured against other things of a similar kind; the degree of excellence of something. The quality shall not be less than what exists on the Condominium Property.

Specification means: A detailed description of the design and materials used to make something.

Décor means: The color scheme & decoration.

Consistent means: Uniform, not changing in form or character; remaining the same in all cases and at all times.

When replacing lanai aluminum screen enclosures (frames) the Unit Owner should consult the Hammocks Cape Haze [Architectural Review](#) (ARC) web page, read and comply with all of its requirements and [published standards](#). You must also complete and submit an [Architectural Review Committee Request Form](#) If you have questions, contact the [Property Manager](#) to get the correct answers. Replacement of lanai aluminum screen frames and screens are subject to architectural review upon completion.

When replacing lanai aluminum screen frames, the look from outside of the building shall be Consistent with and have a Décor the same as all other Lanais on the Condominium property.

RUSTED SCREWS

Many of the existing screws that anchor the aluminum screen frames to the lanai floor and walls have rusted to the point where they cannot be removed without breaking. For those of you who have aluminum screen frames that have peeling powder coat (paint) or have electrolysis corrosion, you will be better off to do a complete replacement of the screen and aluminum frames. However, for those of you who have solid frames with no peeling or corrosion and would like to extend the aluminum frames life, a skilled installer e.g. ([Dr Aluminum inc.](#) or [Glen Heneault Construction Co.](#)) will know how to install these type of fasteners without damaging your frames. In either case, new screen will need to be installed.

Below are links to videos and data sheets that will explain Pro-Tec fasteners and help an owner understand how they work and select replacements for rusted screws.

YouTube Video. [Pro-Tec & Nylo-Tec Fasteners Explained.](#)

YouTube Video. [Pro-Tec Fasteners what to do if a screw breaks off](#)

[Read the following technical data sheets for additional information & videos.](#)