

Golden Strand Condominiums
Alteration of Residential Unit – Request for Approval

Useful Legal Background Information (See Declaration of Condominium for more details):

- The boundary line of each Unit shall extend from the horizontal plane of the unfinished floor to the horizontal plane of the unfinished ceiling, and from the vertical plane of the unfinished interior surface of the common boundary walls to the vertical plane of the unfinished interior surface of the exterior wall, and shall include all doors, windows, and equipment attached to or exclusively servicing such Units. Doors, windows and equipment attached to the building structure are subject to limitations below.
- All other portions of the buildings and grounds are Common Elements, including the structure, unfinished ceilings, interior and exterior walls and floors and spaces between such residential surfaces. Common Elements are owned jointly by all Golden Strand residents and managed by the Association Board of Directors in the interest of all owners.
- No Owner shall make or permit the making of any material alterations or substantial additions to a Unit, the Limited Common Elements or the Common Elements, or in any manner change the exterior appearance of any portion of the Condominium Property, without the prior written approval of the Board.
- Hard flooring is not allowed in the living room, bedrooms or hallways without the specific prior approval of the Board (with the exception of the Units located on the first floor). Specifications must meet soundproofing requirements as determined by the Board.
- Windows and doors may not be replaced without specific prior approval of the Board. Approval shall require conformity of Golden Strand Window Replacement Specification packet which insures adherence to building codes and consistent appearance of the exterior of the building. Installation by an approved qualified vendor is required.
- Any plumbing or electrical alterations invading the common connections in the walls or ceilings must be specifically approved.
- The Association Board of Directors shall review and approve or disapprove requests for proposed alterations based on its reasonable discretion in the best interest of the Condominium and all residents.

Conditions for Contractors when working in the Condo buildings:

- Keep common areas clean and free of debris at all times.
- No construction debris may be placed in the common dumpsters (residential use only).
- No construction debris receptacles shall remain in any common area overnight.
- Major noisy or dirty construction (such as tile floor replacement or complete remodeling) is not permitted during peak season (January thru March). Owners must plan and insure that Board approved alterations are completed prior January 1 or do not commence until after March 31.
- Contractors may not clean brushes and equipment on site.
- All Contractors on site must provide evidence of insurance to the Board prior to any work.

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- No work may commence prior to approval by the Board. For Owners protection, it is recommended that Owners not provide deposits to any vendors prior to obtaining Board project approval.
- Any material changes to originally Board approved plans must be submitted to the Board for separate consideration and approval.

Provide all information requested below including owner(s) signature.

Owner(s) Name: _____ Unit No.: _____ Building: Espl. ____ Gran. ____

Brief description of Proposed Alteration, including sketches, drawings or specifications as available:

Alterations to Floors? No ____ Yes ____ If yes, attach full proposed specifications.

Alterations to Windows? No ____ Yes ____ If yes, attach full proposed specifications.

Removal or replacement or drywall? No ____ Yes ____ If yes, provide explanation.

Contractor certificate of insurance attached? Yes _____

I (we), owner(s) of the Golden Strand unit number above request approval for the described alteration. I (we) represent that this application for approval accurately summarizes the proposed alterations and that I (we) acknowledge the limitations and rules summarized above. I (we) acknowledge that I (we) have and

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will make further inquiries to the Property Manager, an Association Board member or consult the governing Condominium documents regarding any clarifications as needed. I acknowledge that the above limitations and rules are summarized and that the governing documents and the rules established by the Association Board may contain additional restrictions. I (we) further represent that it is my (our) responsibility to advise my (our) Contractors of these conditions and limitations. I (we) also will insure conformity to these conditions and limitations by all on site contracting personnel.

I (we) take full responsibility for the conformity, installation, maintenance, replacement and cost of these proposed alterations and further agree to hold Golden Strand Apartments, Inc. harmless for any action or liability arising from these proposed alterations.

Requested by: _____
(signature) (signature)

Name: _____ Name: _____

Date submitted: _____ Email for Board response: _____

Board Approval:

No _____ Yes _____ Date: _____

Evidenced by signature / title: _____

Board Comments (in any): _____

SUBMIT THIS ENTIRE FORM AND ATTACHMENTS TO:

Lynn@sunstatemanagement.com by email or by mail or delivery to:

Attn: Lynn Lakel
Sunstate Association Management Group
P.O. Box 18809
Sarasota, FL 34276

228 Ponce De Leon Avenue
Venice, FL 34285
941-870-4920