

Golden Strand Condominiums
Overview of Remodeling Restrictions &
Application for Approval for Remodeling of Residential Unit – January 9, 2023

Overview of Remodeling Restrictions:

All proposed remodeling projects within a Residential Unit must have the prior written approval of the Association Board to protect the integrity of the building structure, all other Common property and to protect the rights of other Unit Owners.

To understand this requirement, it is important for the Owner of a Condominium Residential Unit to understand that individual ownership of a Unit only includes the interior space within the Residential Unit. For example, the Owner only has individual ownership of the painted surfaces of the walls and ceilings inward and only individual ownership of the floor covering (wood, tile, carpeting, etc.) above the concrete floor. The Unit Owner does not individually own cabinets, counters, shelving, sinks, doors, windows, etc. as well as electrical and plumbing connections that serve only that Unit.

The building structure which includes the unfinished walls (the sheetrock), and the concrete floor are part of the Common Elements because they contain utility connections serving other Units in the building or they are an integral part of the structure support. The Residential Unit Owner owns an undivided percentage ownership interest in those and all Common Elements, which are managed for the benefit of all Unit Owners by the Board of the Condominium Association. Each Unit Owner has the right to vote to select the volunteer Owner representatives on the Association Board and may volunteer to be selected by the Owners to serve on the Board.

The Common Elements also include all Condominium Property not owned by any individual Unit Owner. The Common Elements include the building structure itself, all Utility installations (water, sewer, electrical, etc.) within the walls, the real estate, and all improvements such as the parking lot, swimming pool, landscaped areas, walkways, stairs, elevators, laundry rooms, etc. Limited Common Elements are also managed by the Association Board and include the laundry room storage areas and the assigned parking space, which are reserved for use only by a specific Unit Owner. Association representatives have the irrevocable right under Florida law and under the Declaration of Condominium to access all Residential Units during reasonable hours as may be required to maintain, repair or replace any portion of the Common Elements. Association representatives may access Residential Units at any time in case of emergency or to protect the structure or other Units such as in the case of a water leak.

As a result of this typical condominium ownership arrangement, Florida law provides authority, and the Declaration of Condominium restricts the right of a Residential Unit Owner to make any material alteration or substantial addition (remodeling) of a Residential Unit without the prior written approval of the Board. The purpose of this restriction is to ensure that remodeling plans do not compromise the building structure or impose hardships or costs on other Owners.

No Unit Owner may make any change or any addition to the Common Elements, the Limited Common Elements, or in any manner change the exterior appearance of any portion of the Condominium Property without specific written approval of the Association Board. This includes installation of exterior doors and windows, any changes to the grounds or attaching anything to the exterior walls of the building.

The purpose of this form is to provide the Unit Owner some guidance regarding the requirements for obtaining Board approval for a remodeling project and to provide a means for the owner to request review and approval from the Board. Approvals are routinely granted so long as compliance with guidelines are observed, and full information is provided.

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Some of the key restrictions and requirements for approval of a remodeling project are as follows.

- Hard flooring in the living room, bedrooms or hallways of a Unit is permitted only with the specific prior approval of the Board. Regardless of the soundproofing specifications of the floor covering, a separate floor underlayment is required. The Underlayment must have a minimum thickness of 90 mils and have a minimum soundproofing rating of 70 for both the Impact Insulation Class (IIC) rating and the Sound Transmission Class (STC) rating. The Impact Insulation Class (IIC) rating measures impact noise such as footsteps, objects dropped on the floor, etc. The Sound Transmission Class (STC) rating measures airborne noise such as voices, television, etc. This soundproofing requirement helps protect the enjoyment of the living spaces for all Owners. If the same floor covering selected for the living room, bedrooms or hallway also extends into the kitchen or bathroom areas, then the Underlayment requirement must also be installed in the kitchen and bathroom areas as well. The remodeling application must specify the exact Brand and type of proposed Underlayment as well as evidence of the sound rating. A floor underlayment is not required for the first floor Units.
- Replacement of exterior doors shall require conformity of style and installation. Replacement main entry solid doors must be the matching six panel style and include stainless-steel hinges. Replacement kitchen doors must include a single or double hung clear or frosted glass window and stainless-steel hinges. The exterior solid surface of any replacement door must be painted to match the building color. Paint specification and usually actual paint is available. Either the kitchen or the main entry door must provide access by a traditional key. The Association must be provided a current and working key for access in case of emergency and reasonable access to replace, repair or maintain Common Elements such as plumbing, etc.
- To maintain and improve the standard appearance of the exterior of the building, the replacement of windows is subject to specific requirements including the color, size and type of window frames, color of the glass, and permitted size and placement of window openings. Building codes also impose extensive impact, light transluence standards, window opening limitations and installation requirements for high rise coastal buildings such as Golden Strand. Contact the Property Manager or a member of the Board to be referred to the Building Committee for more information.
- Any plumbing, electrical or other alterations invading any portion of the sheetrock must be approved by the Board. A descriptive plan for replacement of any portion of sheetrock must be provided with the application. The contractor must ensure that the common connections of the utilities in the walls and ceilings are not disturbed in any way. Surface attachments to the interior unit concrete walls and floors are permitted. Fully penetrating holes in either the concrete walls or floors are strictly prohibited unless specifically and separately approved in advance by the Board in writing.
- Vents on exterior walls for bathroom exhaust fans are prohibited. Florida building code regulations limit the location of such vents and the only technically compliant locations in the Golden Strand building have been judged to be a nuisance to your residential Unit neighbors.
- Garbage disposals are strictly prohibited in the buildings. The underground drain lines are primarily cast iron which have a rough inside surface with a tendency to catch and accumulate particles causing clogs. Owners must use strainers in sinks and minimize particles and grease washed into the drain lines.

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- Small capacity washers requiring new water lines or dryers inside a residential unit are strictly prohibited due to the increased risk for water leaks and damage to other Units.

- With the advance written approval of the Board, wireless doorbells or wireless video doorbells may be attached to the surface of the exterior wall of a Unit. The attachment must be adjacent to the main door with the highest surface of the device no higher than 50 inches from the hallway floor. Approved items may be attached using an adhesive or surface penetrating screws. Wiring through the concrete wall is strictly prohibited. No other surveillance cameras of any type are permitted on the common property. Continuous recording (not intermittent) of either video or audio with a video doorbell is strictly prohibited as other owners, tenants or guests may consider such observation a violation of their right of privacy. The recording of the audio conversation of any persons on the common property or within a Unit other than your own without their consent may be a criminal violation under Florida law and is strictly prohibited.

- **Excluded from the requirements for prior Board approval** and NOT considered to be part of a remodeling project are the routine repair or replacement of water heaters, air conditioning equipment, faucets, appliances, interior door hardware and etc. Please contact the Property Manager or any member of the Association Board if you require clarification regarding whether prior Board approval is required.

- **No Unit Owner may initiate actual remodeling work prior to the advance written approval of the Association Board.** For an Owner's protection, it is recommended that Owners not provide deposits to any vendors prior to obtaining Board project approval. The Association Board of Directors shall review and approve or disapprove requests for proposed Unit remodeling projects based on its reasonable discretion in the best interest of Condominium Owners. Any subsequent material changes to originally Board approved plans must be submitted to the Board for separate consideration and approval. Owners are financially responsible for any damage to the Common Elements due of remodeling projects.

- Owners must certify below that the following Work Rules have been provided to any Contractor scheduled to work on Golden Strand property and that the contractor has acknowledged and agreed to these Work Rules.

Work Rules for Contractors for projects on Golden Strand property:

- Major noisy or dirty remodeling construction is prohibited during peak season (January 1 thru March 31) due to the nearly fully occupancy of the buildings. Prohibited during this period are the use of jackhammers, air compressors, air hammers, saws, hammers, and similar tools that transmit noise throughout the building. During this period, contractors may not use the open area common areas outside the Unit for any type of cutting, chemical or paint mixing or for any type of activity creating dust that transmits to the adjacent areas. Small, time limited noisy or dust creating activities during this period may be approved by the Board upon specific request. During this period, construction activities inside a Unit that do not create transmitted noise or dust, such as plumbing or hand painting for example, may continue. Installation of replacement windows that have been approved by the Board may be conducted at any time of year during normal weekday business hours.

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- Common areas must 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 may remain in any common area including the parking lot overnight.
- Contractor vehicles must be parked either in spots designated for visitors or on the east side of the exit lane from the parking lot.
- 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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APPLICATION FORM - For Approval of a Residential Unit Remodeling Project

and that I (we) acknowledge the limitations and rules summarized above. I acknowledge that I (we) have and 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 legal documents and the rules established by the Association Board may contain additional restrictions. I (we) further represent that the above Work Rules have been provided to all Contractors scheduled to work on Golden Strand property and that the contractor has acknowledged and agreed to these Work Rules.

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: _____

Name: _____ Name: _____

Date submitted: _____

Board Approval:

No _____ Yes _____ Date: _____

Evidenced by signature / title: _____

Board Comments (in any): _____

SUBMIT PAGES 4 AND 5 OF THIS DOCUMENT AND ANY ATTACHMENTS TO:

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

Attn: Colleen Fletcher
Sunstate Association Management Group
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Sarasota, FL 34276
941-870-4920

Sunstate Association Management Group
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Venice, FL 34285