

## **STANDARDS FOR COVERING PORCHES**

- 1. Plans must be reviewed and will be approved by Management if within Board approved guidelines. Otherwise, Board approval required.**
- 2. A licensed and insured Contractor must be hired that is aware of current hurricane codes.**
- 3. A permit must be obtained from the City of St. Augustine Beach.**
- 4. The roofing material must be Lexan with the lightest bronze tint.**
- 5. The framing must be bronze, to match existing framing.**
- 6. Screening beneath the roof is not required.**
- 7. One piece roofing for both townhouses and villas is required for esthetics.**
- 8. Gutter and/or fascia required, so as not to see the raw corrugated edge of the Lexan material; color to match the aluminum framing.**
- 9. Overlaps of Lexan material must be sealed at installation to avoid leaves, mold, mildew, etc., between layers of overlapped material.**
- 10. If these guidelines are not met, the owner will be asked by the Board to have their porch redone at owners expense.**

**The above Standards were approved by the Board of Directors at a duly called meeting of January 7, 2004.**