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2 **A REAFFIRMED RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**

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6 **A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**  
7 **ESTABLISHING SPECIFICATIONS AND PROCEDURES**  
8 **FOR INSTALLING HURRICANE RATED SLIDING GLASS DOOR LANAI ENCLOSURES**  
9

10 **April 16, 2018**

11  
12 **WHEREAS**, the Board of Directors of Carrington at Stonebridge, a Condominium Association, (hereinafter  
13 called the "Association") is responsible for the operation and maintenance of said condominium; and  
14

15 **WHEREAS**, Section 718.113(5), Florida Statute require an Association to adopt hurricane  
16 shutter and hurricane rated glass lanai enclosure specifications and the Carrington at  
17 Stonebridge, Declaration of Condominium documents, Section 12.6, require the Association to  
18 adopt hurricane shutter specifications, that include color, style and other factors deemed relevant  
19 by the Board, and to allow unit owners who wish to install such lanai enclosures at their own risk  
20 and expense to do so;  
21

22 **WHEREAS**, this policy supersedes the Policies on Hurricane Glass Sliders and Non-Hurricane Non Glass  
23 Sliders adopted on March 28, 2005, except for those unit owners who installed those sliders under the old  
24 policies are now grandfathered and they are transferable with the unit's sale.  
25

26 **NOW THEREFORE BE IT RESOLVED:** by the Carrington Board of Directors as follows:  
27

28 **Definition:**  
29

30 "Hurricane Sliding Glass Door Lanai Enclosure" means hurricane rated (130 mph) sliding glass  
31 doors that enclose a lanai, with the primary purpose and function being to provide protection to  
32 the lanai/unit and the property within against storm damage, wind damage or damage from  
33 physical objects carried by wind or storm. Non-hurricane rated sliding glass door lanai  
34 enclosures are not permitted.  
35

36 **Installation Request:**  
37

38 **1. Providing that the unit is in compliance with all other Carrington rules and regulations**  
39 the unit owner may install, Hurricane Rated Sliding Glass Door Lanai Enclosures and shall  
40 apply to the Association by completing an "**REQUEST FOR REVIEW OF**  
41 **ARCHITECTURAL MODIFICATIONS**", attached hereto.  
42

43 **2.** The attached application shall be accompanied by the following items regarding the installing  
44 contractor, **(a)** a copy of an Occupational License and a Certificate of Competency or  
45 Contractors License valid in Collier County, **(b)** and a written certification that the product to be

installed complies with applicable State, County Building Codes and are tested to meet 130 MPH wind requirements, (c) and required insurance coverage noted under insurance requirements.

3. Within thirty (30) days after receipt of the written request and accompanying documentation, the Board shall either approve or disapprove the proposed installation.

**Insurance Requirements:**

No Contractor shall begin work or install material unless the contractor carries Public Liability Insurance, including completed operations, in an amount not less than \$1,000,000.00, Workers' Compensation Insurance in an amount not less than \$500,000.00, and Automobile Liability Insurance (including non-owned automobiles) in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no insurance coverage should be less than the minimum amount required by law.

**Unit Owner/Contractor Responsibilities:**

1. The unit owner is responsible for all costs of installation and maintenance.
2. The unit owner and his contractor are responsible for obtaining all necessary building permits and for adherence to and compliance with all applicable State, County Building and Fire Codes. Collier County Fire Code NFPA13 14.8 requires enclosed lanais be sprinkled.
3. The unit owner must indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, constructions liens and/or claims arising from such work.
4. The unit owner is responsible for any damage to the common elements or other property or unit within the Condominium, which is caused as a result of the installation or maintenance of the Hurricane Rated Sliding Glass Door Lanai Enclosures described herein.
5. The attached application shall be accompanied by the following items regarding the installing contractor, (a) a copy of an Occupational License and a Certificate of Competency or Contractors License valid in Collier County, (b) and a written certification that the product to be installed complies with applicable State, County Building Codes (c) and required insurance coverage noted under insurance requirements.

**Specifications**

Lanai Hurricane Rated Sliding Glass Doors and frame color shall be white, factory finished. No other color will be permitted. Only non-corrosive or stainless steel fasteners may be used for installation. Only clear glass may be used on glass lanai enclosures, tinted or colored glass is not permitted. Affixed screens, sliding screens, or no screens are allowed. Screening is to be of standard black fabric. Other screening options are subject to board of director's approval including the removal of the existing lanai screen on the first and second floor units. Under no circumstances shall the railing be removed on second floor units.

ADOPTED by the Carrington Board of Directors the 16<sup>th</sup> day of April 2018

President \_\_\_\_\_  
Carrington at Stonebridge, a Condominium

97 APPLICATION FOR APPROVAL AND INSTALLATION OF  
98 HURRICANE RATED SLIDING GLASS DOOR LANAI ENCLOSURES  
99

100 By signing below you agree to abide by the above Resolution of the Carrington Board of Directors,  
101 Establishing Specifications and Procedures for Installing Hurricane Rated Sliding Glass Door Enclosures on  
102 your lanai and further agree to indemnify, defend and hold harmless the Association from any and all claims,  
103 actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction  
104 liens and/or claims arising from such work.  
105

106 Please fill out the information below:

107  
108 Name: \_\_\_\_\_ (Please Print)

109  
110 Address: \_\_\_\_\_ Unit # \_\_\_\_\_

111  
112 Phone Number: \_\_\_\_\_  
113

114  
115 Homeowner Comments:  
116  
117  
118  
119  
120  
121

122 Please complete the REQUEST FOR REVIEW OF ARCHITECTURAL MODIFICATIONS form and mail  
123 this signed agreement to Vesta Property Services, 27180 Bay Landing Drive, Suite #4, Bonita Springs, FL  
124 34135, Phone 239- 947-4552, or current property management service.  
125

126 Carrington Board of Directors Use Only

127 Date Approved: \_\_\_\_\_

128 Date Denied: \_\_\_\_\_

129 Reason for Denial:  
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131  
132  
133

134 Signed Carrington Board President: \_\_\_\_\_

135 Date: \_\_\_\_\_  
136

**CARRINGTON AT STONEBRIDGE CONDOMINIUM ASSOC, INC.**  
**REQUEST FOR REVIEW OF**  
**ARCHITECTURAL MODIFICATIONS**

**OWNER DATA:**

Owners Name: \_\_\_\_\_

Community: \_\_\_\_\_

Street Address: \_\_\_\_\_ Unit No.: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

**MODIFICATION SPECIFICATIONS:**

Describe Modification Requested: \_\_\_\_\_

Location (be specific): \_\_\_\_\_

Color: \_\_\_\_\_

Material: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Expected Date of Completion: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS CHECKLIST:**

Signed Terms and Conditions form

One copy of plans - must show distance from adjacent units (if applicable)

Samples of product and manufacturer specifications (1)

Receipt (To be maintained by owner upon submittal)

**FOR COMMITTEE USE ONLY**

**CARRINGTON BOARD OF DIRECTORS:**

Date Received: \_\_\_\_\_ ( ) Approved ( ) Disapproved

Board / Committee Signatures: \_\_\_\_\_

## MODIFICATION REQUEST ACKNOWLEDGEMENT

Approval is hereby requested to make modifications as described on the attached Request for Architectural form.

In requesting approval of this construction, I acknowledge full responsibility for the contractor's performance.

I understand:

That I will abide by the specification and procedures as contained in Carrington Board's resolution for your project.

That the purpose of the Carrington Board or Vesta's inspection is to determine that construction has been completed in conformity with the approved proposal and the premises left in good condition.

That the Carrington Board or Vesta's approval does not constitute a representative or warranty of the quality of the work performed and that I am solely responsible for determining that the contractor's performance is satisfactory.

That neither the Carrington Board nor Vesta's or employees in any way endorse contractors or vendors work performed on your condo or within the community.

That I should obtain a copy of my contractor's license and an original certificate of insurance.

That I will notify the Carrington Board or Vesta of the construction schedule and project completion date so inspections can be arranged.

That I will comply with all State and County building code requirements, attain a license if required for my particular modification and post said license.

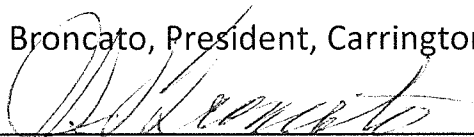
I, the undersigned unit owner(s), accept the responsibility for any structural or water damage resulting from work done at my unit. Upon resale, the new owner(s) becomes responsible for same as stated in the restrictive covenant.

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

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32  
33  
34 **REAFFIRMED ADOPTION** by the Carrington Board of Directors the 09th Day of  
35 November 2020

36 J. S. Broncato, President, Carrington at Stonebridge

37   
\_\_\_\_\_

38 Date: November 09, 2020

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