

AUBURN HAMMOCKS OWNERS ASSOCIATION, INC.

Rules & Regulations for Lanai Enclosures

Revised November 17th, 2021

These guidelines have been updated based on the original requirements established by the Board of Directors and the Architectural Review Committee from March 18, 2008. The new guidelines are established based on the Florida Building Code (FBC). The Florida Building Codes are updated every 3 years to accommodate changes in climates, the housing market and building material industries.

All glazed openings within a structure need to be either impact-resistant or use impact resistant coverings (shutters). All window and door projects need to be permitted with the local municipality. Therefore, no matter the type of product being installed, it must be proven to the building department when applying for the permit and during inspections that there is proper hurricane protection either installed or on property.

Another main concern within our community is aesthetics. To maintain the look of Auburn Hammocks we will continue to enforce the original guidelines of Waterford Company as follows:

- Totally screened lanai - floor to ceiling.
- Screened in lanai with 16" kick plate.
- Screened in lanai with 24" kick plate.
- Screened in lanai with knee wall, bottom cement block in lieu of kick plate.

Auburn Hammocks owners desiring to enclose or modify their lanai shall complete the appropriate "Application for Alterations" form available in the clubhouse or online and submit the plans to our management company (see additional requirements on the application). The contractor must provide:

- A copy of their license
- A copy showing proof of liability insurance
- A copy of the most current Florida Building Code regarding the protection of glazed openings.

Documentation will be distributed to the ARC for review. The ARC recommendation will be forwarded to the Board for a final decision. The Property Management will then notify the owner of the final decision.

If approved:

- A copy of the permit must be submitted before any work can begin.
- Once work has been completed a copy of the final inspection approval issued by the City of Venice must be sent to our Property Management Company and the ARC.