

ALAMEDA ISLES HOMEOWNERS ASSOCIATION, INC
APPLICATION FOR HOME ADDITIONS

For projects involving additions beyond the existing roof line

Please review Rules and Regulations C2 "House Remodeling/Additions" before completing this application. **No work shall commence without the written approval of the Board of Directors.**
Part A to be completed by the Shareholder

Shareholder _____ Date _____ Lot Number _____

Building Address _____ Telephone _____

Contractor Name _____ State License Number _____

Company Address _____ Telephone _____

Building Permit Number (to be provided prior to final approval) _____

Estimated Start Date: _____ Estimated Completion Date _____

Description of Work _____

Please attach the following documentation to support your proposed addition

1. Site plan to show the following (a certified site plan may be required)

- Existing structure
- Proposed construction
- Setback lines in compliance with Sarasota County guidelines
- % of existing lot coverage
- % of lot coverage with new construction

2. Dimensional drawings –

- Plan View – showing any and all changes to existing structure with a description or all materials to be used
- Elevations – front, back and side views showing
 - height of walls,
 - size and location of doors, windows, screens, etc.
 - description of materials to be used

House Color _____ Driveway Base Color _____

Trim Color _____ Driveway Overlay Color _____

Approved color charts are available for viewing at the Office. Sample color chips must be attached to the application.

Shareholder Signature _____ Date _____

Shareholder Signature _____ Date _____

All shareholders must sign this application. By signing the application, shareholders acknowledge receipt of attached instructions. Approval of this application is good for ninety days. An extension can be granted by the Board of Directors if justified by the applicant.

General Rules & Regulations

- 1. Approval by Alameda Isles Homeowners Association, Inc of the proposed home addition described hereon or shown on drawings associated with this application, pertains only to compliance with Alameda Isles Homeowners Association Rules & Regulations. The application must be submitted at least thirty days prior to a regularly scheduled Board Meeting.**
- 2. Construction associated with this application must comply with all Sarasota County Ordinances, Sarasota County Construction and Property Standards, department regulations and the State of Florida regulatory laws and codes pertaining thereto.**
- 3. It is the contractor's responsibility to obtain the necessary building permits prior to the start of any work covered by this application. The building's permit number and the name of the contractor must be recorded on this application form by the applicant prior to start of any work.**
- 4. Contractors must obtain and pay for all necessary building permits and inspection fees, and be licensed and covered by Worker's Compensation and Liability Insurance. Prior to commencement of project, contractors, sub-contractors, or contractor's representatives must check in to the Park Office to confirm the scope of the work being performed.**
- 5. Shareholders acting as their own contractor must obtain and pay for all necessary building permits and inspection fees, and assume full responsibility for compliance with the terms and conditions associated with the building permits.**
- 6. No shareholder shall have the right to cause the Corporation's interest in the land to become subject to a Mechanic's Lien under the laws of Florida and should a Mechanic's Lien be filed against the lot, then the Shareholder shall forthwith cause the lien to be discharged by payment, removal to security, or otherwise. If the Shareholder shall fail to do so within the (10) days, then the Corporation may cause the lien to be discharged by payment, without investigation as the validity thereof or any offsets or defenses thereof, and shall have the right to collect as additional assessment, all amounts paid and all costs and expenses paid or incurred in connection thereof, including reasonable attorney's fees, including appellate attorney's fees and costs, if any, together with interest thereof at the maximum rate allowed by law.**
- 7. This application is only for the work described; any additional alterations shall require a separate application and appropriate approval.**
- 8. Upon completion of the alterations, the Board of Directors requires a final inspection by the Architectural Review Committee to verify that all work is in agreement with the terms of the application.**

Specific Instructions

The specific instructions listed below do not include all provisions related to maintenance or alterations to homes and lots. Shareholders submitting applications are referred to our Proprietary Lease, our By Laws, and elsewhere in the Rules and Regulations. Additionally shareholders should discuss home and lot alterations with the Architectural Review Committee, if they require additional information.

C2. HOUSE REMODELING / ADDITIONS (involving a change to the existing Roof Line.)

- a. Proposed additions to the existing roofline such as: carport extensions, building extensions, and Lanais will be allowed, provided strict adherence to Sarasota County and Alameda Isles dimensional & setback requirements are met. The total roofline square footage must be no larger than the allowable lot sq. ft. coverage.
- b. Where the new construction involves building closer to a lot line from the existing structure, a certified site plan must accompany the application. The application will show **existing conditions and proposed construction**. In addition, the plan will show setback lines, % of existing lot coverage, and % of lot coverage with the new construction. No additions or remodeling construction will be permitted that would extend the front of the house closer to the edge of the road.
- c. The MAXIMUM square foot coverage of the total square foot roof area (eaves not included) on a lot will conform to Sarasota County Zoning Regulations (zoning regulation Sec. 6.8 RMH District Development Intensity) with the following exception: (a copy of these regulations may be viewed in the park office)
Paragraph 6.8.6.b the Maximum Coverage (for all structures) for lots of 4250 sq. ft. or less will be 55%.
- d. The maximum height of new construction can not exceed the height of the existing structure.
- e. The remodel/construction must comply with all building codes and installation requirements of the State of Florida, Sarasota County and Alameda Isles Home Owners Association, Inc. The Alameda Isles Home Owners Architectural Review Committee will have approval authority on esthetic aspects of modifications to the home, with review by the Board of Directors.
- f. The exterior surfaces of the remodel must be constructed of similar materials to those of the existing house. The color must conform to Alameda Isles current standards.
- g. Cantilevered construction extending beyond the roof line is not permitted, Bump outs are permitted.
- h. When the proposed remodeling involves an existing carport, adequate parking (at least 9' x 18') under roof must be provided for one automobile.
- i. All contractors and sub-contractors must be properly certified by the State of Florida or Sarasota County and must furnish all necessary building permits and certificates of insurance for Liability, Property Damage and Workmen's Compensation Insurance.

j. Shareholder(s) may act in the capacity of their own General Contractor, if qualified. In so doing, they assume all obligations, covenants, duties and responsibilities of the General Contractor and should so indicate themselves as the General Contractor on Form AIHLA.

k. Dimensional drawings must accompany the application showing the following:

- (1) PLAN VIEW: Showing new structure with any and all changes to existing structures. A description of all materials to be used must be included.
- (2) ELEVATIONS: Showing heights of walls, size and location of all doors, windows, screens, etc. and a description of the materials to be used.

Part B To be completed by the Architectural Review Committee and Submitted to the Board of Directors for Approval

Building Permit Number _____

Committee Recommends Approval of This Application:

_____ Date _____

_____ Date _____

Comments of Committee:

Committee Recommends Disapproval of This Application:

_____ Date _____

_____ Date _____

Reason For Disapproval:

Upon approval of this application by the Board of Directors, the window permit(page 6) will be provided to the applicant by the Architectural Review Committee. The Applicant will post this in the window in the front of their home for the period of the alteration. The shareholder submitting this application will notify the Architectural Review Committee when the work described in this application is completed.

The shareholder has received [] approval [] disapproval of this Application from the Board of Directors.

Signed _____ Date _____

COMMITTEE FOLLOW-UP INSPECTION (Signature of Committee Member and Manager)

Committee Member's Signature _____ Date _____

Manager's Signature _____ Date _____

Comments: _____

Lot # _____

**APPROVAL PERMIT FOR HOME ADDITIONS
(Projects involving changes to the existing roof line)**

ALAMEDA ISLES HOMEOWNERS' ASSOCIATION

**THIS SHAREHOLDER HAS RECEIVED APPROVAL FROM THE BOARD OF DIRECTORS
TO PERFORM THE HOME ADDITION IDENTIFIED IN THE APPLICATION**

SUBMITTED ON: DATE _____

APPROVED ON: DATE _____

ALL WORK MUST BE COMPLETED BY (Date): _____

PLEASE POST THIS APPROVAL PERMIT CONSPICUOUSLY IN A FRONT WINDOW.