

Homeowner Alteration and Improvement Request for Screen Lanai Enclosure

Screen Enclosures must comply to current building codes and must conform in style and color to community standards. In addition, Dolphin Pointe has these specifications:

Description

1. The front portion of the screen enclosure shall have three equal size panels which extend from the ceiling to the floor. No "kick panels."
2. Each open side of the patio shall have one solid screen panel extending from the ceiling to the floor, except for ground floor units which may have a door installed.
3. All framework will be of anodized aluminum.
4. Except for framework attached to the ceiling or floor, or for purposes of a door, there shall be no other horizontal framework.
5. There shall be no attachments to any screen enclosure without the approval of the Board.
6. These specifications do not apply to units 201 and 302 because of the design of their open side. Owners of these units should submit specifications to the Board for approval.

Installation

1. If a patio has a railing, all screen enclosures shall be installed immediately inside the railing on all open sides.
2. All screws must be stainless steel; a Tapcon or equivalent.
3. Concrete floor – drill the holes for the screws and place epoxy in each hole before screwing each screw into the hole. The epoxy will seal any small cracks in the concrete as well as around the screw. Epoxy also helps hold the screw in place.
4. Concrete roof – drill holes for the screws and use silicon caulk in the holes instead of epoxy. As an alternative, the screws may be dipped in epoxy before inserting them into the holes.
5. Sides of the building – same as roof.
6. Weep holes must be drilled in the bottom bar, level with the patio floor, on all screened panels of the patio.
7. Weep holes must be drilled prior to installation of the aluminum rail to prevent damage from drilling to the waterproofing on the patio deck.

Estimated Start Date: _____

Contractor's Name: _____

Contractor's Phone: _____

Board:

Building Permit Copy Received: _____

Certificate of Insurance Copy Received: _____

License # of Contractor Is: _____

Board Approval: _____ Date: _____

Notice to All Contractors

Please make sure all your workers have this information.

- Copies of License and Insurance must be supplied to the Office prior to work commencing.
- Permits must be obtained from City of Dunedin prior to work commencing.
- Loading and Unloading only in loading zones.
- No parking in loading zones. Towing is enforced.
- All contractors must register their vehicles in visitor book located in lobby.
- Elevators must be cleaned of any construction debris immediately.
- Walkways and stairwells must always be kept clean and debris free. Walkways must not be blocked by tools or materials.
- Cutting of materials must be done in designated area only. Ask Maintenance or contact Board member.
- Construction debris must not be disposed of in Dolphin Pointe dumpsters.
- No power tools or construction on Sunday. This is a City of Dunedin ordinance.
- Contractors will be held financially responsible for any damages to Dolphin Pointe property resulting from negligence.