HERON SHORES HOMEOWNERS, INC.

LANAI ENCLOSURES REGULATIONS

1. The enclosed lanai can only be the size of the existing lanai or in the case of a non-enlarged lanai; the size can only be the same as those which have been enlarged of that same model. It must be tied into the existing rear fascia. All changes require an ARC Form approval.
2. The window size must be the same as those which have previously been installed, no smaller or larger, to maintain a uniformity of appearance from unit to unit. The new windows can be the vertical opening type and/or horizontal opening from the top or bottom. All new windows must be white. Material can be glass, acrylic, Lexan, etc., and if possible, hurricane resistant. Material can be clear or lightly tinted as long as the tint is not metal reflective.
3. The window openings must conform to those already installed, i.e. three or four openings across the back, depending upon which model the enclosure is being installed on and two openings on either side.
4. The knee wall (splash plate) must be 16 to 24 inches in height.
5. The area around the door may be finished using windows or be closed in completely.
6. The door may be placed at the back or on the side of the Lanai.
7. All building materials must have a baked white finish to match the existing lanais.
8. All lanai enclosures using glass must have a building permit issued by the County of Sarasota and must meet all building codes of the County of Sarasota.
9. The main electrical power coming into the lanai must be within the lanai enclosure.
10. All external lights must match those already installed.
11. It is understood that the maintenance of the lanai, (the exterior, interior, and the roof), is the responsibility of the individual owner of each unit.
12. No mirror reflective glass may be used.
13. Approvals subject to obtaining all required County and State permits.
14. No deviations of the above will be approved.
15. Please be aware of parking regulations during construction with respect to driveways and so as not to impede traffic.