



## **Architectural Standard**

### **Standard for Sunroom Add-ons**

**Scope:** To establish guidelines to homeowners and contractors for the installation of sunrooms of condo units located within The Preserve Association.

**Standard:** If the sunroom has siding, it must match as closely as possible with the existing siding on the unit. If shingles are used on the roof they must match as closely as possible the existing shingles on the unit. If a foundation is used, the bricks must match those of the existing unit. The add-on must not be any larger than the existing cement patio or deck. Windows must have the same look to them (i.e., open by sliding up or down.)

**Responsibility:** In all applications where the homeowner chooses to install a sunroom, the homeowner assumes all responsibility for the maintenance and upkeep of the sunroom. Any maintenance or repair on the sunroom must be done on a timely basis by the owner. Owner is responsible for any repair to the common area caused by such installation. If the unit is sold after installation, the new homeowner assumes the same responsibility.

Submit plans to the Board for approval along with approval from county building department prior to construction. The homeowner assumes all responsibility to the existing unit caused by the addition. An Improvement Application must be sent to the Property Manager and must include: The Contractor's Estimate, Contractor's Proof of Liability Insurance, Contractor's Proof of Workmen's Compensation Insurance.

**If your add-on room space can be lived in year-round, it will increase the amount of livable square footage in your unit, and it will increase your monthly maintenance fee. It may also increase your property taxes.**

**Effective Date:** 5/10/2001

**Revision Date:** 7/12/2023