

BISCAYNE BAY HOMEOWNERS ASSOCIATION, INC.

Supplemental Rules Version 3 - Adopted May 25, 2006

13. APPROVAL OF STRUCTURES

The following rules have been implemented by the ARB.

Approval - Other structures must be approved in writing by the ARB before installation is commenced. Request will be submitted on the Architectural Review Committee Request for Modification form. The request must include a copy of the property survey showing the location and dimensions of the modification and the type of material being used.

Screen Room (under Builder installed roof)

The area under a builder installed porch can be screened as long as the following criteria are met and approval has been granted by the ARB.

Knee wall or kickplate to be 24 inches with 3 inches of foam insulation with stucco embossed Masonite glued to each side.

All framing shall be extruded aluminum which meets current codes at time of installation.

Screen door shall be heavy gauge extruded aluminum with self lubricating hinges and lock in handle.

All above material shall be white.

Screen shall be 20/20 charcoal color vinyl coated fiberglass.

Knee wall and frame will be butted to the existing porch columns. (The columns will not be wrapped.) This will allow for proper lawn maintenance without causing damage to the knee wall.

All work must be performed by a licensed contractor.

Screen Room (without Builder installed roof)

No permanent roof system, nor solid roof, will be allowed. The screen room must be totally screened, with the exception of the knee wall.

Knee wall or kickplate to be 24 inches with 3 inches of foam insulation with stucco embossed Masonite glued to each side.

All framing shall be extruded aluminum which meets current codes at time of installation.

Screen door shall be heavy gauge extruded aluminum with self lubricating hinges and lock in handle.

All above material shall be white.

Screen shall be 20/20 charcoal color vinyl coated fiberglass.

A concrete pad will be required and it may not be larger than 10 feet wide by 8 feet in depth. The pad will be 2 inches below the door threshold.

Knee wall and frame shall be offset a minimum of 2 inches from the outside edge of the concrete pad. This will allow for proper lawn maintenance without causing damage to the knee wall.

The top of the screen room will be 9.5 feet in height as measured from the concrete pad against the home. The top frame will slope down .5 inch per foot from the home.

All work must be performed by a licensed contractor.

Porches

Porch additions must be identical in appearance and construction to the porches originally installed by the builder. Plans and specifications are available through the association. Screen rooms could then be added per the above specifications.

All work must be performed by a licensed contractor.

Fencing

The only fencing that will be allowed to be installed by owners is on corner units. Corner units may add two fence panels that are identical to the fence installed by the builder.

Satellite Dishes

Satellite dishes must be installed in the rear of the unit in one of the following three positions. (Numbers 1 and 2 are the preferred positions if possible.)

1. In the fascia board near the center of the unit.
2. In the rear yard. Must be within the fenced area and may not extend above the top, or end of the fence. If an end unit the owner must first install two fence panels as described above in the fence criteria.
3. On the roof near the center of the unit and within two feet of the edge of the roof.

Screen Doors

There are three models of screen doors that may be installed.

1. Andersen HD 2000/2500 Fullview Door with white frame and brass hardware.
2. Andersen HD 2000/2500 Self-Storing Door with white frame and brass hardware.
3. Clear View Retractable Screen Door System. Must have white frame and gray fiberglass screen. (<http://www.clearviewus.com/index.htm>)