

# Moon Bay Condominium Association, Inc.

## Architectural Standards

Objective to maintain a uniform exterior appearance on all buildings. Whenever possible replacement window and door configurations are to remain as originally constructed. If original configurations are no longer available due to code compliance then the Board of Directors shall designate an approved replacement configuration.

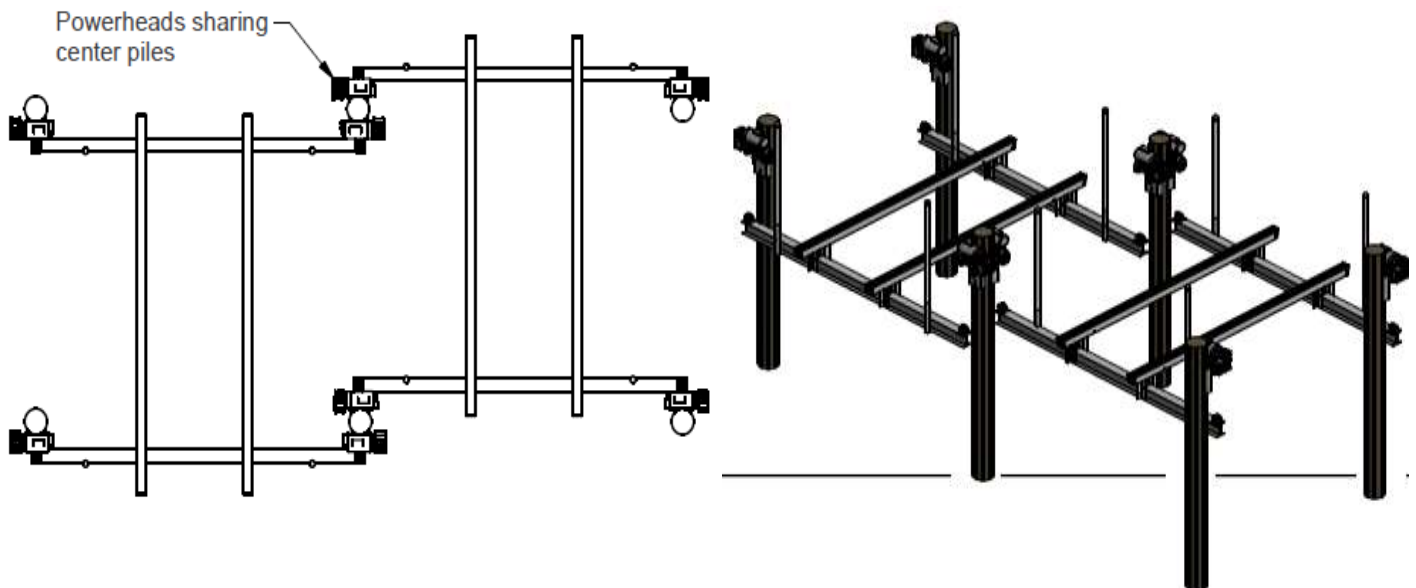
**Prior to the commencement of any work, an Architectural Review Form / Application for Modification must be submitted to the Association for review/approval.**

### General Specifications and Requirements:

1. All exterior windows and glass doors shall have bronze aluminum frames.
2. All new windows and glass doors will have the approved baseline window tint. The tint color is bronze. (This window tint is from PGT.) This is the only approved tint without providing a sample.
3. All replacement windows and glass doors are to be "Hurricane NOA Rated" Large and Small Missile Impact rated and of the same configuration as the original construction.
4. Due to the potential for impact from objects at Moon Bay and surrounding areas the association has adopted of the higher missile impact rating (currently required up to 30') on all floors.
5. Solid core raised panel fiberglass or impact storm entry doors with approved association paint color permissible.
6. Installation of flooring must have approved soundproofing "underlayment" for units in A/B building (except bottom floor level)--State of FL Bldg Dept minimum 50 STC/IIC though 60s recommended. Moreover, balconies and shower walls/floors must have waterproofing/crack prevention before installing any tiles--fore example RedGard Waterproofing/Crack Prevention Membrane.

### Boat Lift Minimum Specifications:

1. Beamless cradle-lift, 12-16k lbs. capacity with 12" piling within easement between deeded 300sf slips to be able to share lift pilings (Max. Boat LOA 30')--match existing motors & aluminum bunks/layout/specs.
2. As per the Association Sponsored December 2015 Cummins-Cederberg Marine Engineering Moon Bay report for a slip with approximate width of 12', the center-to-center distance between 12" pilings estimated at 11'...potential vessel beam up to approximately 10'.
3. Must obtain applicable permits - comply with county/state & core of engineers and licensed GC requisites





## MOON BAY YACHT & TENNIS CLUB APPLICATION FOR UNIT MODIFICATION ARCHITECTURAL REVIEW

PLEASE SUBMIT THIS FORM WITH REQUIRED PLANS AND SPECIFICATIONS TO:

MOON BAY CONDOMINIUM ASSOCIATION, INC.

C/O Gurantee Mgt: [asstmanager@guaranteemgt.com](mailto:asstmanager@guaranteemgt.com)

NAME OF OWNER(S):		
UNIT/ SLIP NUMBER:		
MAILING ADDRESS:		
PHONE NUMBERS:	Day	Evening
		Cell
DATE:	EMAIL ADDRESS:	

Approval is hereby requested for the following modification(s), addition(s), and/or alternations as described below and on attached pages:

Type (please check applicable box and describe below):

☐ Windows/Doors ☐ Patio/Enclosures ☐ Shutters ☐ Bathroom/Kitchen ☐ Other, explain below

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This is a Re-Submittal: ☐ No ☐ Yes

If yes please provide additional information: \_\_\_\_\_

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Please check the appropriate boxes

- ☐ Hurricane preparedness upgrades (Product Notice of Acceptance must be attached)
- ☐ Replace entry door or add screen/storm door (Product information & picture attached)
- ☐ Interior modifications (Plans must be attached)
- ☐ Contract for proposed improvement (Must be attached)
- ☐ Clean-up / Use Elevator Pads as necessary (stored in A/B bldgs)
- ☐ Other \_\_\_\_\_



## APPLICATION FOR UNIT MODIFICATION continued

ANTICIPATED COMMENCEMENT DATE:	ANTICIPATED COMPLETION DATE:
OWNERS SIGNATURE:	OWNERS SIGNATURE:

### CONTRACTOR INFORMATION

NAME:	LICENSE #	
ADDRESS:	E-MAIL:	
PHONE NUMBERS: Office	Fax	Cell
INSURANCE CARRIER:	POLICY #	

**Your approval is subject to the following:**

1. You are responsible for obtaining any necessary Permits and Notice of Commencement from the appropriate Building and Zoning Department. Copies must be submitted to Association and APPROVAL granted prior to commencement of work.
2. The association may charge clean-up/damage fee as necessary. **Must use Elevator pads if required (in A/B storage)**
3. **Proof that Moon Bay Moon Bay Condominium Association, Inc. is listed as also insured on insurance policy (COI).**
4. **Work hours are limited to Monday – Saturday 8am – 5pm (inclusive of setup and cleanup).** Initial \_\_\_\_\_
5. NO WORK is to be performed on Sunday (excluding EMERGENCY repairs).
6. Access to areas of construction is only to be allowed through your property, and you are responsible for any damages done in the Common Areas during construction. Elevator pads available / must be used. Initial \_\_\_\_\_
7. Owner shall be solely responsible for maintaining any inaccessible portion of their unit at Owner's sole expense. Initial \_\_\_\_\_
8. Owners MUST provide proof of liability insurance prior to completing any repairs or renovations to their units. With this rule, if a homeowner caused a leak themselves the association will either have the homeowner's insurance information already and can immediately place a claim, or if the homeowner failed to provide proof of insurance, the association may charge the owner the full cost of repairing the damage to the common elements caused by the leak. Initial \_\_\_\_\_
9. **Owners MUST utilize licensed and insured vendors, and must provide to the association proof of liability insurance for any vendor working within their unit prior to work commencing.** This allows the association to immediately place a claim for damage. Further, if the homeowner failed to obtain proof of insurance, Florida Statute 718.111(11)(j) allows the association to charge homeowner who has not complied with this rule the full cost of repairing damage to the common elements.

### (FOR BOARD OF DIRECTORS USE ONLY)

Date Application Received \_\_\_\_\_ Application is: ☐ Approved ☐ Disapproved

Explanation of  
Disapproval: \_\_\_\_\_

Date of Approval/Disapproval \_\_\_\_\_

Reviewed by \_\_\_\_\_

Signature \_\_\_\_\_

- ☐ Permit not required
- ☐ Need permit/NOC information
- ☐ Need Contractor information
- ☐ Need insurance information
- ☐ Eligible for reconsideration