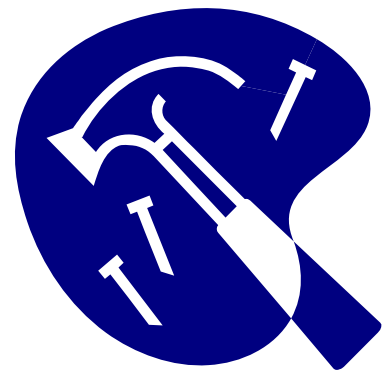


# REDECORATING? RENOVATING?

## Things you need to know at the Shore Club



If you are renovating or redecorating your unit, you must meet the requirements of the SC Association as well as follow the current building codes established by the City of Ft. Lauderdale and State of Florida. The approval process outlined below is designed to assist unit owners comply with both Association and Municipal requirements while making sure common areas and neighboring apartments are not adversely affected.

TOPIC	DESCRIPTION
<p><b>Do's &amp; Don'ts</b> What can be changed, and what can't</p>	<p>Owners may renovate Individual Units, some portions of the Limited Common Elements (balcony flooring covering) of a Unit and some elements of their common elevator lobby (floor and wall coverings).</p> <p><b><u>Do's – what can be changed:</u></b> (details &amp; restrictions for each component contained later within this document)</p> <p>Floor Coverings Wall Coverings Most interior walls Ceiling finish Kitchen cabinets and fixtures Interior plumbing Windows &amp; Doors (kitchen &amp; living room sliders, bedroom windows, front door and interior room doors) Appliances Balcony Light Fixture / Ceiling Fan Hurricane Shutters</p> <p><b><u>Don'ts – what CANNOT be changed:</u></b></p> <p>Floor Slab Perimetrical Walls forming the unit boundaries Interior wall containing the electrical service panel Ceiling Slab Exhaust Vents Main Electrical Panel Common plumbing stacks Common electrical busways Fire Alarm Equipment (smoke detectors, speakers, strobes) Balcony wall &amp; ceiling finishes / color Catwalk entry/exit door to elevator lobby Elevator lobby electrical outlet Elevator Lobby Fire Hose Elevator Lobby Emergency Signage</p> <p><u>Expense and Maintenance.</u> Proposed improvements to the Individual Unit must be completed at the expense of the Owner(s) and the maintenance of the improvements must be at the expense of the Owner(s).</p> <p><u>Association Maintenance.</u> The association shall have the power to determine if the Individual Unit Limited Common Element (balcony flooring covering) or Common Element Elevator Lobby (floor and/or wall covering) improved by an owner(s) appearance and maintenance meets the standards set by the association and may require the current Owner(s) to maintain these Elements (balcony flooring covering, lobby floor &amp; wall covering) at their expense.</p>

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TOPIC	DESCRIPTION
<b>Approval Process</b>	<ol style="list-style-type: none"> <li>1. <b>Architectural Improvement Application</b> must be filed in writing BEFORE any work begins. The application must include a written copy of plans for all such work prepared by a Licensed Architect (for any structural changes), evidence of contractor license and insurance and a \$500 security deposit. The application must be signed by an owner of each Individual Units in which such work is to be done.</li> <li>2. The SC <b>Property Manager will review</b> the application with the unit owner to ensure its completion and compliance with Association requirements advising the owner of the date the application will be reviewed / approved by the Board of Directors.</li> <li>3. The Property Manager will submit the reviewed application to the <b>Board of Directors for Approval</b> and advise the owner of approval or any additional conditions which must be met.</li> <li>4. It is the responsibility of the unit owner(s) to comply with all required building codes including securing the appropriate building permits.</li> <li>5. Upon <b>completion of work</b>, owner notifies SC Property Manager who will conduct a <b>final inspection</b> and close out the application, returning the security deposit if no damage is found.</li> </ol>
<b>Detailed Specifications for Eligible Components</b>	
<b>SPECIFICATION Wall Coverings</b>	<ol style="list-style-type: none"> <li>1. <b>Interior Unit Wall Coverings</b> may be applied at the discretion of the unit owner</li> <li>2. <b>Balcony Wall Coverings</b> may NOT be altered in any way. The walls, ceilings, columns and railings cannot be painted or covered by the unit owner.</li> <li>3. <b>Elevator Lobby Wall Coverings</b> may be wallpaper, paint or other acceptable interior finishes <ul style="list-style-type: none"> <li>- The Fire Hose must remain and the Fire Hose Door must not be covered with any material that will obstruct the opening of the door (i.e. hanging mirrors, hanging paintings, vases, furniture, etc)</li> <li>- The Fire Hose Door Frame may be painted, and a mirror may be installed within the existing door frame, the hardware may not be changed</li> <li>- A sign, approved by the FLL Fire Department, identifying the Fire Hose must be attached to the Fire Hose Door and be visible at all times.</li> <li>- The Fire Hose Door Frame/Cabinet/Hose will be supplied and maintained by the Association.</li> <li>- Elevator Doors/Frames that are visible from the lobby may be painted.</li> <li>- Elevator Frame Door Floor Markers are code approved, supplied and maintained by the Condominium Association. Floor markers may not be changed, removed or relocated.</li> </ul> </li> </ol>

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<p><b>SPECIFICATION Floor Coverings</b></p>	<p>The unfinished portion of the slab is considered a Common Element and may not be altered in any manner or form including chipping, drilling or channeling into the slab.</p> <ol style="list-style-type: none"> <li>1. <b>Interior Unit Floor Covering</b> finish shall be an approved interior flooring finish including tile, marble, granite, wood, vinyl tile, carpet or concrete. <ul style="list-style-type: none"> <li>All hard surface flooring must have soundproofing installed under the final flooring covering. Inspection by SC Property Manager required during installation.</li> </ul> </li> <li>2. <b>Balcony Floor Covering</b> The Unit Balcony is a Limited Common Element. The top of the balcony slab may have a covering installed including stone, slate, marble, tile, and vinyl tile as outlined below. No carpeting of any kind (including outdoor carpeting) is allowed as a balcony floor covering. <ul style="list-style-type: none"> <li>- <u>Floor covering must be applied directly to the slab</u>, not on top of other floor covering surfaces. Prior floor coverings must be properly removed.</li> <li>- <u>Inspection by Engineer.</u> The SC Property Manager will coordinate with the owner to have a licensed and insured structural engineer inspect the slab once the balcony floor covering has been removed. The Association will determine if any work is required on the slab or waterproof membrane and will make any necessary repairs at this time. Inspection and repairs of the slab will be at the expense of the Association.</li> <li>- <u>Owner Responsibility.</u> The maintenance of the new slab covering becomes the responsibility of the current owner and any future owners; however the Association maintains responsibility of the structural integrity of the Limited Common Element and retains the right to perform destructive testing on the slab covering to maintain the structural integrity of the slab. Cost to install and maintain the replacement of the slab covering following destructive testing is the responsibility of the current owner.</li> </ul> </li> <li>3. <b>Elevator Lobby Floor Covering</b> finish shall be an approved interior flooring finish including tile, marble, granite, wood, vinyl tile, or concrete. <ul style="list-style-type: none"> <li>- <u>Floor covering must be applied directly to the slab</u>, not on top of other floor covering surfaces. Prior floor coverings must be properly removed.</li> <li>- <u>Finished flooring must be level with elevator threshold.</u></li> </ul> </li> </ol>
<p><b>SPECIFICATION Electrical Service</b></p>	<p>Some <b>Electrical panels and wiring</b> in the Individual Units are considered Common Elements and cannot be removed, relocated or modified in any form or manner as follows.</p> <ol style="list-style-type: none"> <li>1. The <u>Main Electrical Panel</u> and the main electrical feed may not be removed or relocated.</li> <li>2. The total electrical entry service <u>may not exceed 100 amps</u></li> </ol>

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## Things you need to know at the Shore Club

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<b>SPECIFICATION Interior Plumbing</b>	<p>Some Plumbing within the Individual Units are considered as Common Elements and cannot be removed, relocated or modified in any form or manner as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Bathroom(s).</b> Plumbing located in the Master Bathroom and the Second Bathroom located above the drop ceiling cannot be removed or relocated.</li> <li>2. <b>Utility Room.</b> Plumbing and appliances (air conditioner and hot water heater) located in the Utility Room cannot be removed or relocated. The moisture sensing device located at the base of the water heater may not be removed or relocated.</li> <li>3. <b>Kitchen Area.</b> Main plumbing lines in the kitchen sink area, and the washer/dryer area cannot be removed or relocated.</li> <li>4. <b>Dryer Vent.</b> The Dryer vent may not be removed or relocated.</li> <li>5. <b>Plastic Tubing.</b> Plastic tubing is not allowed, copper tubing is required for all plumbing including ice-makers and water filters.</li> </ol>
<b>SPECIFICATION Windows &amp; Doors</b>	<p>Sliding Glass <b>Door/Window Frame and Glass</b>, and stationary Window Frames and Glass may be replaced with either tempered glass or with high impact frames and glass. Wall openings for windows and doors (rough opening dimension) must not be enlarged or reduced in size. The Frame style must be the same as the existing style in terms of color, frame size, number and location of glass panels.</p> <ol style="list-style-type: none"> <li>1. <b>Kitchen &amp; Balcony Sliding Glass Doors</b> – Same frame style, size and color as original</li> <li>2. <b>Bedroom Windows</b> - Window pane design must be 2 over 2; decorative styles may be required to accomplish the 2 over 2 visible pattern</li> <li>3. <b>Front Door</b> – same style and size as original.</li> <li>4. <b>Elevator Lobby Catwalk Door</b> – Door and hardware maintained by the Association; cannot be changed by unit owners; this is an emergency exit.</li> <li>5. <b>Interior Apartment Unit Doors</b> – Doors which separate interior space within the individual unit may be changed at the discretion of the unit owner.</li> </ol>
<b>SPECIFICATION Appliances (Air Conditioning &amp; Water Heater)</b>	<p><b>Air Conditioning Units</b> are tied into the common cooling tower, therefore require coordination when servicing or replacing the unit.</p> <ol style="list-style-type: none"> <li>1. <u>Notify Office.</u> The Office must be notified a minimum of 2 days prior to the replacement of the Air Conditioning Unit. We need this time to notify unit owners in the stack to shut off their A/C unit.</li> <li>2. <u>Schedule.</u> The replacement must be scheduled for 9 AM.</li> <li>3. <u>Maximum Unit Size.</u> The recommended maximum size of the Air Conditioning is up to 34.8 MBTU (just under 3 tons). Installing a larger unit will create inefficient air handling; this causes the air conditioner to run with greater frequency and it will not remove the humidity from the air.</li> <li>4. <u>Valves.</u> The Valves on the unit input and discharge lines must be replaced at the same time the individual air conditioning unit is replaced.</li> </ol>

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<b>SPECIFICATION</b> <b>Hurricane Shutters</b>	<p>All individual unit windows and doors must be protected by <b>hurricane shutters</b> in good working order or have high impact glass and frames as approved by current South Florida building code.</p> <ol style="list-style-type: none"> <li>1. Hurricane Shutters shall be of the <b>accordion type</b>, mounted with the accordion pleats oriented in a vertical plane and operated in a horizontal manner sliding them across the opening on permanently installed tracks at the top and bottom.</li> <li>2. Shutters shall be a <b>beige color</b>.</li> <li>3. Shutters shall have a <b>locking mechanism</b></li> <li>4. <b>Mounting Location</b> <ul style="list-style-type: none"> <li>- <u>Balcony</u> – A, B, C, D, E and F apartments Shutters shall be mounted just inside the balcony railing and: A and F apartments - the track shall also be mounted on the return side section of the balcony just inside the balcony railing.</li> <li>- <u>Kitchen Glass Sliding Door</u> – Shutter shall be mounted outside the railing and track shall be mounted flush with the wall and cover the entire window/door.</li> <li>- <u>Bedroom Windows</u> – Shutter track shall be surface mounted on the wall and cover the entire window.</li> </ul> </li> <li>5. All <b>mounting hardware</b> shall be non-corrosive, and beige in color.</li> <li>6. <b>Motorized shutters</b> are not permitted.</li> </ol>

The SC Property Manager is available to discuss any future renovation with you. This advance review is intended to help owners avoid unnecessary time and expense which may be caused by designs which are not approved in advance.

Application forms are available in the office or can be downloaded from the Shore Club web site ([www.shoreclubcondo.com](http://www.shoreclubcondo.com)). The SC Property Manager can be reached at 954-561-7626.