

## **SUTTON WALK**

### **ADDENDUM TO LEXINGTON A & E STANDARDS AND GUIDELINES**

#### **EXCEPTIONS TO LCA STANDARDS AND GUIDELINES**

##### **2. STORM SHUTTERS**

C. The shutter may be white or beige in color.

##### **3. SCREEN ENCLOSURES**

Plain white door, white frame and charcoal screening and no decorative grills permitted.

#### **ADDITIONS TO LCA STANDARDS AND GUIDELINES**

##### **A. EXTERIOR TILE**

An A & E Review is required for tile installation on lanais and front entry. Prior to tiling, the entry must be screen-enclosed.

##### **B. GARAGE DOORS**

The installation of screen enclosures at overhead garage doors is prohibited.

##### **C. GARAGE DOOR VENTS**

Vents in garage doors are for the purpose of venting the garage of heat buildup and for air circulation. FEMA standards require the vents for drainage during a flood situation. Hurricane and mitigation standards require garage doors with no vents or windows. State and County requirements can vary from place to place. Some houses do not have this problem since the vents are located in the garage wall structure. Persons considering changing their garage doors should check for these code requirements and also with their homeowners and flood insurance providers.

##### **D. INSIDE FLOORING**

When installing or replacing hard surface flooring (i.e. tile or wood), in units above the first floor, owners must submit an A & E Request stating that appropriate sound deadening underlayment will be used.

##### **E. NEW LANAI ENCLOSURES - FIRESPRINKLERS**

Owners who choose to enclose their unit lanais with acrylic sliders or glass sliding doors, windows or any other association approved enclosures, will be required to incorporate a properly plumbed and certified fire-sprinkler head in the interior space of the lanai. This is a requirement by Fire Code. Reference: (Fire Code NFPA 13).