

Corinth Condominium Exterior Additions and Changes

FAQ (Frequently Asked Questions)

Rules & Regulations

Question: As a Unit Owner, what do I do when I would like to make some addition or alteration to the exterior of my unit?

Answer: Unit owners must obtain permission to add or change anything that will be visible, extend into, or occupy any part of the exterior or Limited Common Elements (LCE) of the Condominium.

Question: What are the Limited Common Elements?

Answer: Limited Common Elements include, but are not limited to, a perimeter of LCE space around each cluster of connected units, the driveways providing access from the internal roadways to the dwellings, any porches, decks, or similar structures constructed on the Common Elements connected to or adjacent to each Unit. Notwithstanding anything herein to the contrary, the perimeter of the LCE that are exclusive to each cluster of connected units (a “Condominium Cluster”) shall extend outward on a vertical plain five feet (5’) from and parallel to the painted exterior surface of the front and side walls and eight feet (8’) from the painted exterior surface of the rear wall, and said plains shall extend until they intersect with one another creating a perimeter of LCE around the appurtenant Condominium Cluster.

Question: How do I obtain permission?

Answer: Submit an application request, either for Alterations or Landscape Alterations, to the Board of Directors for each of any and all changes and additions to the exterior of your condominium unit. Application forms are available from the Board of Directors or from our management company. Requests, when received, will be reviewed and, if approved by the Board of Directors, signed by a minimum of two (2) Board Members, then forwarded to the management company for review. (Three (3) Board Members’ signatures are necessary regarding the 8-foot extension.) Upon formal approval, the applicant may begin the approved changes to the unit exterior.

Question: What sort of additions and changes are approvable?

Answer: Typical additions and changes include those listed below. A sketch describing the alterations shall be submitted with the request. Approved contractors may provide sketches.

1. Add entryway enclosures. Enclosures shall be white or tan aluminum frame; screens may be white or charcoal.
2. Add glass or glass/screen combination door on front, side, or rear of unit. Door may be white or tan aluminum.
3. Tile the front entrance to the unit; tile may only be installed in the confines of the unit. Colors and patterns must be included in request.
4. Screens in front of garage doors, style may be sliding panel type, or roll-up. White or tan aluminum frame, white or charcoal screens.
5. Replace one solid horizontal garage door panel with a decorative window panel. There are four horizontal panels on the garage door, either of the top two may be replaced. A picture or sketch of the decorative window panel must be included with the request. Window panels must meet the current code for wind resistance. Vents may be installed on the lower horizontal garage door panel.
6. The front door may have a decorative glass insert installed. A picture or sketch of the insert must be included with the request. Install peephole in front door.
7. Add seamless white gutters, or rain dispersal system. Provide sketch showing eave area to be modified. Downspouts that contribute to additional water build-up in drainage swale or toward other units must be re-engineered at the homeowner's expense. Cleaning of gutters and downspouts are the homeowner's responsibility.
8. Coloring, sealing, or staining of driveway or walkway or other exterior concrete areas. State extent of colors and patterns on application. Colors and patterns subject to board review for compatibility with house colors.
9. Replace the driveway and walkway with pavers. An approved contractor must do installation. Type of pavers, color and design must accompany request.
10. Install brick, concrete, or masonry edging around planting beds.
11. Add post lights and/or coach lights, of same style, color, and placement as those installed by the builder.
12. Add decorative vinyl shutters at unit windows. Color and style to match existing shutters. Size and height to be consistent with the height of the window. Width 12" to 18". Shutters shall be fastened to the house with screws or other permanent anchors (no glued on shutters).
13. Install solar tube skylights, 10", 14", or 18". Must be installed by an approved contractor. Install solar powered attic ventilators. Must be installed by an approved contractor.
14. Install a patio in the rear of the unit, maximum dimensions 8 feet from the unit rear wall by the interior width of the unit. Patio may be pavers or concrete slab. Patio colors and design must be submitted.
15. Build a room on the rear of the unit on a concrete slab by an approved contractor. The room must be of temporary construction and adjoin the unit lanai (as per builders floor plan) and must have direct access from the unit. Maximum dimensions, eight feet from the unit rear wall by the interior width of the unit.

- Screened with or without roof, or glass_window panels with roof. No solid panels. White aluminum frame, gutters optional. Sketch must be submitted with request.
16. Enclose the outer wall(s) of the lanai with screens, windows or permanent construction to match outer walls of unit.
 17. Replace the unit's windows. The replacement windows on the front of the unit must closely match the original windows. Pictures or sketch of windows must be included with the request.
 18. Add vinyl window sun screening or hurricane film, mirrored external surfaces are not acceptable.
 19. Install awnings on the rear of the unit over windows or the lanai. Awning colors must be compatible with the house colors. Sketch with colors and patterns must accompany request.
 20. Install hurricane shutters on any window. Hurricane shutters installed on the front of the unit shall not be placed in the down or closed position at any time except during severe storm warnings or hurricane alerts. Shutters shall be manufactured and installed in compliance with the South Florida Building Code for hurricane protection for winds up to 120 MPH and shall meet or exceed local building codes or regulations. Shutter color shall be white or a light color compatible with the house color. Because of the wide selection of shutter types available, all types may be considered for approval or rejection by the board.
 21. Install signs showing the names of the occupants. Signs may be attached to the post light or the front house wall under coach light 60" from the ground or free standing in the existing front planning bed along with small decorative signs. No political, for sale, or commercial signage is permitted.
 22. Add standard for displaying a flag. It can be either a wall mounted flag holder connected to the front of the unit not lower than 60" above the ground, or a permanent flag pole not taller than 20 feet. No flags larger than 3 by 5 foot.
 23. Trash and recycling containers must be stored in the units. Containers may be placed outside no earlier than the evening before a collection day.
 24. Dish antennae up to one meter in diameter may be installed in the limited common element, at the rear of the unit, not attached to the building, not visible from the street.

The following restrictions shall apply to LCE additions and changes:

1. Placement of an object or objects (decorative items) in existing planting beds. Objects are at the home owners risk. Objects shall not be placed in areas that require mowing. All objects must be sturdy enough that they will not blow away. Objects may be ornamental or of a religious nature, Height of objects shall not exceed 48 inches. Plants placed by residents in existing beds maintained by the association are subject to cutting, trimming, and removal by landscape maintenance crews.

2. Sidewalks and entrances of all units shall not be obstructed or encumbered with items that create difficulty for egress or ingress to the premises. The emergency squad requires a minimum 32 inches width for stretchers, for your protection, keep at least that much clear.
3. Barbeque grills with propane tanks over 16 ounces may not be stored in the garage or inside the units. Spare cylinders over 16 ounces are not permitted. Grills may be stored on screened lanais or on rear patios.
4. No projections shall be attached to, or placed on the outside walls or roofs of units including antennae or satellite dishes. Hose holders are permitted on the side and rear only.
5. No citrus trees, vegetables, or herbs may be planted in the Common or LCE.
6. **For Landscape Alterations** any irrigation modifications required are the sole financial responsibility of the homeowner and will be made at the homeowner's expense. If the resident requests personal planting beds, the responsibility and cost to prune, mulch, and maintain these plantings are the residents. If the plantings are not properly maintained a letter of violation will be mailed. If the problem is not taken care of within 7 days of the receipt of the letter the homeowner agrees the Association will be given the authority to remedy the problem and the homeowner will pay for services rendered. If the unit is sold you will inform the new owners of their responsibility to maintain these plantings or return the area to its original design.

Exterior additions and changes not included above may also be made with Board approval. Submit an Alteration Request or Landscaping Request to the Board.

The Board of Directors may change this list at anytime

Revised December, 2014