

CARRINGTON PLACE
2200 MARSH HAWK LANE, FLEMING ISLAND, FL 32003

LANAI SCREENING

- **HOA APPROVAL IS ESSENTIAL:** A Unit Owner may not screen in or enclose exterior patios or balconies without the prior written consent of the Board of Directors of the Association (The Board).
- The Board reserves the right to refuse application for the installation of lanai screenings if all the conditions, rules, and regulations are not met.
- Neither The Board nor the Property Management Company (The Property Manager) are responsible for installation, maintaining, repairing, replacing or removal of the screens or their components.

BALCONY/PORCH RULES STILL APPLY:

- Balconies should be kept clean and free of debris.
- Clotheslines, drying racks, and cooking on balconies are prohibited.
- Curtain rails and curtains are not allowed at any time.
- Plants should have under-liners, and wall-to-wall carpet is not allowed.
- Patio furniture and small storage containers are usually permitted.
- Balconies will be inspected regularly to identify and address potential safety hazards.
- Unit owners are responsible for maintaining and caring for their balconies, including all wiring and lighting.
- Unit owners are required to remove unsightly furniture or personal property from their balconies.
- Changes and upgrades, whether temporary or permanent changes are not allowed without written approval of The Board.

LANAI SCREENING RULES & REQUIREMENTS:

- 1) **ALL COSTS: Installation, maintenance, repairs, replacement or removal of the screens or their components will be the responsibility of the Unit Owner.**
- 2) Screenings are to be made and installed by contractors on the approved list provided by The Property Manager and posted on the website.
- 3) The color of the framing will be **WHITE only** to ensure uniformity throughout the development.
- 4) All materials and labor will be supplied by the approved contractor.
- 5) All work to be done must be completed within a reasonable time as agreed by the approved contractor and the unit owner.
- 6) The Board and the Property Manager will not be parties to this contract and will not be responsible for monies exchanged, incomplete or defective work done by the contractor. The unit owner will be fully responsible to ensure work is done to his or her satisfaction.
- 7) While work is being done, it is the unit owner’s responsibility to ensure minimum disruption to other condo units.
- 8) **MAINTENANCE:** The unit owner will be responsible for repairing, always maintaining and cleaning their screening. This includes interior walls, ceilings and floors.
- 9) **INSTALLATION: DAMAGES TO, CHANGES OR REMOVAL OF ANY PART OF THE STRUCTURE OF THE BUILDING ARE STRICTLY PROHIBITED.**
- 10) **DISMANTLING/REMOVAL OF SCREENING:** This must be done professionally to ensure there is no damage to the structure of the building. Upon removal, any damages caused from installation must be repaired/replaced to the **original condition** at the expense of the Unit Owner.
- 11) The Unit Owner agrees to give The Property Manager full access for inspection when requested.
- 12) The Unit Owner agrees to clear the balcony when the buildings are power washed.

DECLARATION OF THE UNIT OWNER

I agree to abide by the above rules for screening my balcony/porch.

Unit Number: _____

Date of Application: _____

Unit Owner: _____
(Print Name/s)

Signature: _____

Property Manager’s Approval _____ Date: _____

Updated: 04/28/2025