

Palm Colony at Pelican Landing

Procedures and Specifications for Adding or Replacing Screen or Storm Doors on the Front Doorway of a Unit

1. With the *prior written approval* of Palm Colony *and* the Pelican Landing Community Association (PLCA), unit owners may add or replace screen and storm doors on the front entryway of their unit.
2. Unit owners desiring to add or replace screen and/or storm doors should first seek the approval of Palm Colony. Once this approval is given, the Unit Owner will notify PLCA's Director of Covenant Enforcement of this decision to request approval for the proposed project.

The form to be completed and sent to PLCA is a "Non- Structural Change Form" and can be obtained at the Pelican Landing Community Center or from their website at pelicanlanding.org (and clicking on the section called the Design Review Committee).

3. Screen and/or storm doors being added or replaced must meet the following specifications:
 - Doors must either use (a) a retractable or roll-out ("phantom") design, with the screen remaining out of sight until needed, (b) a design featuring a single, horizontal bar set near the midpoint of the door to help prevent door sagging and stabilize the door in heavy winds, or (c) a design featuring a single, unobstructed view ("fullview"), where the framing covers the entire perimeter of the screen door without use of horizontal framing within the frame.
 - Framing needed for a screen or storm door should be made of a rust-proof aluminum or other similar metal painted an almond color that blends nicely with the existing door frame. A sample of the color to be used must be submitted with this application.
 - Screens used on screen doors should use an ultra-sheer fiberglass mesh that ensures full ventilation, without blocking the view.
 - Screen and storm doors should be installed with the hinges located on the same side of the door as the hinges for the front doorway.
4. Unit owners must provide the Association with a manufacturer's brochure or other information that reasonably describes or depicts the style of a screen or storm door they are considering using *before* commencing with the project.
5. Screen or storm doors (other than those with a retractable design) not being used must be stored in the unit owner's garage or other interior area of the unit not visible from outside of the building.
6. Unit owners adding screen and storm doors should have this work performed by the retailer who has sold the doorway system or a qualified, licensed contractor.
7. Only screen and storm doors that meet the specifications set by Palm Colony may be added to the front doorway of a unit.
8. Unit owners may *not* have the entire front entryway (i.e., other than a screen and/or storm door) to their unit screened in.