

Architectural Review Request - Palm Colony at Pelican Landing

(Please submit these pages with the other details of your request.)

Requirements Under Declaration of Condominium

As required under the condominium governing documents approved by the owners at Palm Colony ("Association"), alterations to a unit, the common elements, or the limited common elements which change the appearance of any portion of the condominium, or is a structural change within the unit, must first be approved in writing by the Board of Directors (Article 9.7 of the Declaration of Condominium).

Palm Colony Procedures

Procedures and specifications have been developed and published to help guide owners in undertaking certain types of repair, replacement, alteration or updating projects in their units. These changes and their specifications may be found by visiting the Palm Colony website at www.palmcolonyatpelicanlanding.com

- Replace/relocate Air Conditioning Lines (Also requires Covenant to Run with the Land)
- Lanai Enclosure (Also requires Covenant to Run with the Land and PLCA approval)
- Add / Replace Hurricane Shutters or Screens (Also requires PLCA approval)
- Replace Windows (Also requires PLCA approval)
- Add / Replace Storm/Screen Door (Also requires PLCA approval)
- Add Decorative Rocks or Mulch
- Add/Replace hard surface flooring

Projects that may cause substantial noise, the presence of significant numbers of workers, and/or the use of scaffolding, construction booms, or storing of materials and equipment outside of your unit may be required to be undertaken only between the months of May and October, when it is less busy in our community.

Pelican Landing Approval

Certain types of projects desired by owners may also require advance approval by the Pelican Landing Community Association. The unit owner must directly contact PLCA to request forms and approval for the proposed project. The Director of Covenant Enforcement can be reached at 239-947-5977 or by email at frontdesk@pelicanlanding.com. The link for their form to request "Exterior Changes" is found on the Palm Colony web site on this subject.

Covenant to Run with the Land

For those projects which require a ***Covenant to Run with the Land***, prior to any work commencing, the owner(s) will execute and submit to the Association a ***Covenant to Run with the Land***, acknowledging that all of the Responsibilities listed here will be binding upon the unit owner(s), their heirs, successors in interest, and assigns, and will be so acknowledged in any conveyance or any instrument affecting title of the condominium unit. Any such instrument shall be recorded in the Public Records of Lee County.

Covenant to Run With the Land form is available at the bottom of the web site page on this subject.

Other Understandings

If your project is approved, you agree as follows:

- To be responsible for all costs and expenses incurred in having the work required for the requested project to be carried out.
- To have the work performed in a first-class manner by qualified and insured contractors.
- To indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, arising out of, or because of, the approved project.
- To be responsible for any damage to the Common Elements or other units within the Condominium caused as a result of the approved project.
- That all of the above responsibilities shall be binding upon the unit owner(s), their heirs, successors in interest, and assigns of the property identified below:

Architectural Review Request - Palm Colony at Pelican Landing

Submit To:

Palm Colony Community Association Manager
Alliant Property Manager 13831 Vector Ave. Ft. Myers, FL 33907
e-mail: APMsupport@alliantproperty.com

From:

Name: _____ Date: _____

Address/Unit #: _____

Phone: _____ E-mail: _____

Signature: _____

Change Requested: Attach detailed information, including a drawing of the project, and contractor license and insurance information. (See Specifications in Palm Colony website for requirements)

Replace/relocate Air Conditioning Lines (Also requires Covenant to Run with the Land)

Lanai Enclosure (Also requires Covenant to Run with the Land and PLCA approval)

Add / Replace Hurricane Shutters or Screens (Also requires PLCA approval)

Replace Windows (Also requires PLCA approval)

Add / Replace Storm/Screen Door (Also requires PLCA approval)

Add Decorative Rocks or Mulch

Add/Replace hard surface flooring

Install Radon control system

Other Project - Describe:

Approval Process ([Palm Colony Architectural Review Procedure](#))

The Palm Colony Architectural Review Committee - ARC (which may include the Association Management Firm) will respond to your request in writing as quickly as possible, informing you whether your request is approved, denied, or requires additional information.

Architectural Review Committee determination:

Approved for construction _____ Denied _____

Signature _____ Date: _____

Comments: _____

ARC Approval of Completed Project (optional):

Signature _____ Date: _____

Comments: _____
