

CLUB LA COSTA HOMEOWNER'S ASSOCIATION, INC.



CAM Firm License # CAB 4083
18901 SW 106th Ave Suite 210 Cuttler Bay FL 33157
Phone (305) 242-7174
ApplicationsDept@ipmsmiami.com
www.ipmsmiami.com

ARCHITECTURAL MODIFICATION Instructions

Dear Homeowner(s):

Attached is an Architectural Modification Form for you to fill out and return to our office with the completed form along with all documents required. **Please make sure to attach the following information with your request:**

1. Architectural Modification Form must be fully completed and signed. Must include the type of alteration in detail, dimensions, color, type, and material.
2. If using a contractor, they must provide a DBPR license and Certificate of Insurance. Please note the Certificate of Insurance must include the following under certificate holder:

Club La Costa Homeowner's Association, Inc.
c/o Innovative Property Management
18901 S.W. 106 Avenue, Suite #210
Cutler Bay , FL 33157

3. Proposal or contract by the contractor.
4. NOAs (Notice of Acceptance from Miami-Dade)
5. Sample picture of the alteration.
6. A color photograph of the entire front of the house with visible address number and pictures of the area being modified.
7. Structural changes, requires appropriate drawings showing both, a Plan view and an Elevation, and specifications of the proposed modifications.
8. Survey of the property (only needed for structural changes).
9. You are responsible for obtaining any necessary Permits from the appropriate Building and Zoning Departments.
10. Miami-Dade County Building & Zoning Permit application must be provided after the architectural request is approved, if permit is needed.
11. Please review and complete the attached specifications for the color scheme, windows and doors, as well as roof tiles and shingles, if applicable.
12. Work cannot begin until it has been approved by the Architectural Control Committee (ACC).

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SPECIFIC REQUIREMENTS FOR ARCHITECTURAL CHANGES

Club La Costa's Rules and Regulations are posted on www.MyLaCosta.com, which include the specifications for Paint Colors, Replacements of Doors and Windows, Roof Tiles and Shingles, Wood Fences, Hurricane Shutters, Lighting Fixtures, Flag Poles, Security Cameras, Satellite Dishes and Antennas, Solar Panels, Electric Vehicle (EV) Chargers, Cloth Awnings, Aluminum Patio Covers and Screened Patios, Pavers and Concrete Patios, Sidewalks, Driveways, and Driveways Extensions.

1. Any change in the exterior appearance of any building, wall, other structure or improvements, and any change in the appearance of the landscaping, shall be deemed an alteration requiring approval in accordance with Article VIII of the Declaration of Restrictions & Protective Covenants.
2. Homeowners must submit an Architectural Control Committee (ACC) form for approval of any modifications, additions, or alternations listed below. Work shall not start before the ACC form is approved.
3. Construction materials may not be delivered until approval is received and work is commencing.
4. Homeowners are responsible for acquiring the proper city or county permit. Approval by the ACC does not constitute a building permit.
5. Lighting fixtures must be black or white Colonial Style.
6. House numbers must be black or approved by the Architectural Control Committee (ACC). Self-adhesive numbers designed for mailboxes are not approved. House numbers are not to be installed on trim or fascia boards.
 - Units with garages must have house numbers installed next to the garage door (by the entry sidewalk) or directly above the garage door in the middle.
 - Units without garages must have house numbers installed by the entry sidewalk.
 - Units with wooden gates must have house numbers installed on the gate.
7. No structures of any kind shall be permitted in the front of the unit.
8. All the wiring must be the same color as the structure it is attached to.
9. The Architectural Control Committee (ACC) form must be submitted and approved before planting new bushes or trees in front of the unit.
10. No exercise equipment is allowed in front of the unit.

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ARCHITECTURAL MODIFICATION REQUEST

To: Architectural Control Committee (ACC)

From: Owner's Name: _____

Property Address: _____

Phone Number: _____ Email Address: _____

INSTRUCTIONS: Approval is hereby requested to make the following modification(s), and/or addition(s) as depicted below or on additional attached papers, as necessary. Be specific, indicating type of material, color, shape, style, dimensions, etc.

****Please note that access to areas of construction is only to be allowed through your property and you are responsible for any damages done to the Common areas during construction.**

Type of modification(s): _____

Date Requested

Signature of Unit Owner

Incomplete and unsigned request will delay the process.

FOR USE BY THE MANAGEMENT COMPANY

Date Received: _____ () Approved () Disapproved

Date Application Reviewed: _____ Approved or disapproved by: _____

Comments: _____

CLUB LA COSTA HOMEOWNER'S ASSOCIATION, INC.

SPECIFICATIONS FOR PAINT COLOR SCHEME

PLEASE SELECT THE STYLE OF YOUR UNIT:

- Any exterior paint change must be approved by the Architectural Committee.
- Concrete driveways may be stained with approved paint/stain.
- Gutters and downspouts must be the same color as structure they are attached to.
- All PAINT and STAIN to be purchased at a local Home Depot.
- Behr paint products may be purchased with primer included.

☐ This is the style of my townhouse and I'm requesting approval to use the paint as specified below:

PAINT COLOR SCHEME FOR MOST CLUB LA COSTA HOMES:

- Homes built around 1990: white walls with burgundy trim
- Homes built around 2002: white walls with burgundy trim on 82nd Ave.



House Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Trim, Fascia, Flashing, Soffit:	Behr Premium Plus Exterior - Semi-gloss Burnished Mahogany, Code: 160 F-7
Metal bird-stop/eave-closure:	Behr Premium Plus Exterior - Semi-gloss Burnished Mahogany, Code: 160 F-7
Garage Door Color:	Behr Exterior Semi-gloss Clopay Chocolate CBP-5 for metal.
For <u>New Garage Doors</u> :	Clopay "Chocolate" color
For <u>Wood Garage Doors</u> :	Walnut stain for wood
Front Door Color can be:	
White:	Behr Premium Plus Exterior - Semi-gloss - Ultra Pure White.
Brown:	Behr Exterior Semi-gloss Clopay Chocolate CBP-5 for metal.
Wood Doors:	Walnut stain for wood.
Side Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Driveway:	Concrete Stain - Behr, Code: 815 Pacific Fog

☐ This is the style of my townhouse and I'm requesting approval to use the paint as specified below:

PAINT COLOR SCHEME FOR MARINER HOMES:

- Homes built around 1974: two older buildings with gray trim, cedar shingles and flat roofs

House Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White Trim,
Fascia, Soffit & Shingle:	BEHR Multi-Surface Roof Paint – flat - #RP-34 Deep Gray
Gate Color:	BEHR Multi-Surface Roof Paint – flat - #RP-34 Deep Gray
Front Door:	
White:	BEHR Premium Plus Exterior - Semi-gloss - Ultra Pure White
Gray:	BEHR Multi-Surface Roof Paint – flat - #RP-34 Deep Gray



☐ This is the style of my townhouse and I'm requesting approval to use the paint as specified below:

PAINT COLOR SCHEME FOR ALTON HOMES:

- Homes built around 2003: cream color homes - the newest homes located at SW 80th CT. & SW 79th PL.

House Color:	Behr Premium Plus Exterior - Satin - Silky Bamboo, Code: UL 180 - 15 Trim,
Fascia, Flashing & Soffit:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Metal bird-stop/eave-closure:	Black (same as existing ones)
Garage Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
For <u>New Garage Doors</u> :	Clopay "Standard White" color
Front Door Color:	Behr Premium Plus Exterior - Satin - Ultra Pure White
Driveway:	Brick Pavers (same as existing ones)



SPECIFICATIONS FOR DOORS AND WINDOWS REPLACEMENT

PLEASE CIRCLE THE STYLE OF DOORS/WINDOWS TO BE INSTALLED

- Select FRONT door color: ☐ White ☐ Brown/Bronze ☐ Gray (for homes built in 1972 only)
- Select FRONT door glass: ☐ Frosted Glass ☐ Glass with Gray Tint ☐ Glass Without Tint
- Select WINDOW FRAMES' color: ☐ White ☐ Brown/Bronze (for homes built in 1972 only)
- Select WINDOWS' glass color: ☐ Glass with Gray Tint ☐ Glass Without Tint
- Select WINDOWS' style: ☐ Colonial (with grids) ☐ Non-Bar (without grids)

Total number of WINDOWS to be replaced: _____ Total number of DOORS to be replaced: _____

Approved Styles for Front Entry Doors:



Flush panel door



Six panel door



Sunburst four panel door



Full-lite glass door "White frosted glass" colonial style



Full-lite glass door "White frosted glass"



Glass side-lite (combined with any of these doors)

Approved Styles for Side Garage Doors:



Flush panel door



Six panel door

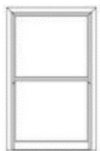


16-panel for all homes (20-panel for Alton Homes) CLOPAY Steel HDB, Short Traditional Panel



Approved Styles of Garage Doors:

Approved Styles of Windows:



How Many? _____
Non-bar single or double hung window



How Many? _____
Colonial style single or double hung window



How Many? _____
Non-Bar style sliding window

Approved Styles of Back Patio Doors:



Sliding Patio Door (Non-Bar or Colonial Style)



Double Hung Patio Door (Non-Bar or Colonial Style)

SPECIFICATIONS FOR ROOF TILES AND SHINGLES

☐ This is the style of my townhouse and I'm requesting approval to install the shingles as specified below:

Homes built around 1974: Mariner Homes

- Flat asphalt roofs
- Cedar wood shingle (shingle surface is smooth)
- Installed staggered ("staggered style" has each individual shingle at a different height – see photo)
- Roof shingle must remain as the original style.



☐ This is the style of my townhouse and I'm requesting approval to install one of the two roof tiles as specified below:

Homes built around 1990: the majority of homes with white walls and burgundy trim.

Please choose one of two approved tiles below:

1. Roof Tile – Cement "S" Tile Profile

- **Manufacturer:** Boral/Westlake
- **Profile:** Barcelona 900
- **Color:** Burnt Mission
(red/gray color, glossy top finish, gray-cement back)

OR

2. Roof Tile – Cement "S" Tile Profile

- **Manufacturer:** Boral/Westlake
- **Profile:** Barcelona 900
- **Color:** Gold Dust Blend
(solid red color, matte top finish, colored red throughout)

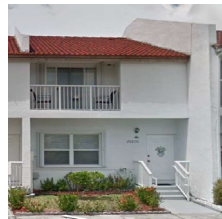


☐ This is the style of my townhouse and I'm requesting approval to install the roof tiles as specified below :

Homes on 82nd Ave built around 2002 with white walls with burgundy trim.

Roof Tile – Curved Tile Profile

- **Manufacturer:** Boral/Westlake
- **Profile:** Villa 900
- **Color:** Gold Dust Blend
(solid red color, matte top finish, colored red throughout)



☐ This is the style of my townhouse and I'm requesting approval to install the roof tiles as specified below:

Alton Homes located at SW 80th CT. & SW 79th PL, built around 2003: cream walls.

Roof Tile – Curved Tile Profile

- **Manufacturer:** Boral/Westlake
- **Profile:** Villa 900
- **Color:** Gold Dust Blend
(solid red color, matte top finish, colored red throughout)

