

## REFLECTION LAKES CONDO 1 ASSOCIATION ARB GUIDELINES

ARB APPLICATIONS are required for MOST projects, inside and outside your unit including plantings, pots, decorative items, welcome lights, etc. The reason for these requirements is taken from specific sections of the RLN Condo 1 Association Declarations. Please refer to the Rules and Regs found at the [reflectionlakescondo1.com](http://reflectionlakescondo1.com) website for more information and these ARB Guidelines for all projects. You can also ask an ARB member if you need more information.

A \$25 application fee is required for the following projects listed below and any and all other projects not listed that require permits from Collier County. ***Starting the project before submitting the application, paying the fee, and receiving Board approval will incur a \$25 penalty on top of the standard application fee.***

1. Kitchen & Bath Remodeling AND Any other interior remodeling:

- a) Cabinets – removal on fire wall
- b) Partitions/additions/Wall removal
- c) Plumbing - relocating or adding additional plumbing
- d) Electrical - relocating or adding additional outlets
- e) Extensive shower renovations

2. Water heater replacement (if emergency still need to submit an ARB App after the fact). Note: The \$25 penalty for starting a project prior to receiving Board approval does not apply to ***emergency*** water heater replacement, however, the \$25 application fee does apply.

3. Air Conditioning replacement (if emergency still need to submit an ARB App after the fact). The AC must be replaced in kind and a complete description of work to be done must be submitted. Note: The \$25 penalty for starting a project prior to receiving Board approval does not apply to ***emergency*** AC replacement, however, the \$25 application fee does apply.

4. Windows/Door Replacement (Must be replaced in kind with no structural alterations/changes)

5. Exterior Painting walls trim and doors

6. Storm shutters - new installation and/or replacement of current shutters that attach to the building

7. Awnings - installation

8. Floors - TILE REMOVAL for replacement with Hardwood/Vinyl.

The projects listed below do not require a \$25.00 application fee, however, as with most other projects, they do require an ARB Application:

Plantings- shrubs, flowers, trees, etc.

Edging

Stones

Gutters

Hardwood/vinyl flooring over existing tiles

Outdoor walkway low voltage and solar lighting

Welcome lights/garage and side door

Lanai extensions require a \$450 application fee.

There are very few exceptions to these guidelines. For example, REPLACEMENT of sink fixtures, vanities, lighting, do not require an ARB application as long as no electrical/plumbing is relocated. When in doubt, ASK an ARB Member.