

Golf Villas I Association, Inc.

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Golf Villas I Rules for Alterations to Common Elements and Limited Common Elements (as adopted by the owners 4/25/23)

1. These requirements apply to all material alterations such as decks, patios and all like material/structures to any Golf Villas 1 Common or Limited Common Elements which includes all areas adjacent to the outside of the condominium unit or enclosed in the courtyard area in the front of the unit as defined by the fence and gate for each unit.
2. Any material alteration or construction requires prior approval by the Golf Villas 1 Board of Directors provided in writing to the unit owner by the Condominium Association Manager before any construction or alteration of the area can commence.
3. For approval the following parameters will be considered according to the individual circumstances of each application, for example:
 - dimensions of the area involved such as the size of a deck or patio,
 - effect upon neighboring units may require approval of adjacent neighbors,
 - paint color and or finish require approval,
 - materials used require approval,
 - contractors involved must have Golf Villas 1 Association approval,
 - all alterations must meet current building codes and permit requirements established by local authorities.
4. Upon receipt of an application to the Condominium Association Manager, the Golf Villas 1 Board of Directors through the Condominium Association Manager will respond to the applicant in writing all necessary conditions required for approval of the requested project.
5. In the event a material alteration is made to a Common area or Limited Common area by an owner without required Association approval, the Association can require any unauthorized changes to be restored to the original condition of the area at the owner's expense. This expense will be added the owner's annual condominium assessment fee.