

## **MODIFICATION REQUIREMENTS/GUIDELINES**

### **It is the responsibility of the homeowner to provide all information as required to complete this modification application.**

Hard Surface Flooring Installations- No hard surface flooring may be installed in any second or third floor unit unless an Association approved sound absorbing underlayment with an IIC of 72 or higher (¼ inch cork may be used for tile installations) is installed. The unit owner shall provide a receipt for proof of purchase of the approved underlayment prior to commencing the installation.

Awning Install – Awning requests must include awning specifications and a licensed engineer’s seal attesting to the wind speed determination and dimensions of the awning. Awnings must be able to withstand a 140 mph wind speed. Retractable awnings must have a wind sensor installed so that the awning will automatically close during high winds.

Washers & Dryers- A Pinellas County building permit and the approval of the Association is required for every washer and dryer installation. The washer must be tied/plumbed into the main kitchen stack and the dryer must be vent-less, unless the unit has a dedicated laundry room. The washer and dryer must be installed by licensed, insured contractors and proof of purchase of the appliances must be provided by the homeowner to the Association prior to approval.

Concrete Patio Extension- Front patios may not extend more than five feet, four inches (5'4") from the common element exterior front wall. Rear patios may not extend more than ten feet (10') from the common element rear wall. Patios are prohibited on the sides of end units. No patio may be installed within two feet (2') from the nearest edge of a water meter bank, sprinkler head or hose bib. Landscape pavers can not be used to extend patios

Landscape- All plantings, borders or other landscape material (mulch) must be contained within 30” of the end of the front or rear patios. No invasive or thorn bearing plants may be planted within said 30” and the installation of rocks is prohibited. All plantings and landscaping materials must be approved by the Parkway Management Landscaping Department, prior to the start of the project.

Water Softener- Water softeners must be resin, not ion exchanged (salt).

Patio Paint- Any paint or other surface application applied to any patio must be rated for a 0.50 or higher slip resistance and must contain an additive for slip resistance. The patio color can be a shade darker or lighter than the building, tan or gray. A color sample must be provided with the application submission.

Fence Install- Fences may not exceed 4’ in height, and shall be white and constructed of vinyl or powder coated aluminum. Fences may not be installed on the front patio.

Electrical/Plumbing- All electrical or plumbing requests must be completed by licensed, insured contractors. A detailed scope of work must be provided by the contractor or homeowner prior to the commencement of the project.

Kitchen – removal of any drywall /wall a detailed scope of work must be provided by the contractor or homeowner prior to the commencement of the project

Bathroom - Tub to shower conversions requires approval from the association and a Pinellas county permit

General Modification- This applies to miscellaneous alterations that may affect the common element (ie: flagpoles, furniture in 2<sup>nd</sup> and 3<sup>rd</sup> floor balconies/stairwells, storage/bike room alterations