

Recently Asked "Architecture" Questions ... And Answers

Q What do I do if I want to enlarge or enclose my lanai ?

A Homeowners may hire contractors to enlarge their lanais and/or enclose them with glass rather than screens. A *Request for Modifications to Architecture* form must be completed and given to the Baycrest Architecture/Landscape Committee. Any easement requirements must be met and neighboring homeowners must acknowledge that they are aware of the request. Work cannot begin until the Baycrest Board and Pelican Landing have approved the request.

Q Do I need to request approval for ...

Installing or replacing my front door or front storm/screen door?	yes
Replacing the material at my front entry area?	yes
Replacing or installing storm shutters on my lanai ?	yes
Screen repair on my lanai or pool cage?	no
Touch up painting ? (must used approved colors)	no
Replacing outside lights ?	yes

(A homeowner is not required to replace the original exterior lights, but if a homeowner wishes to do so, there is only one Board approved light permitted at this time)

Note: Some renovations of the inner courtyards may require that a request for approval be completed and some will not. A homeowner should check with a member of the Architecture/Landscape Committee about projects for the inner courtyards.

Q Who is responsible for painting the outside of my home ?

A The Association has reserves for painting all the buildings approximately every seven years with a paint color chosen by the Board. Homes were last painted in 2012 so the next painting will be around 2019. Painting includes the interior walls and ceilings of the lanais.

Q Who is responsible for taking care of my roof?

The Association is responsible for roof cleaning and treating the roofs with algaecide as needed. Any roof repair is the responsibility of the homeowner. Replacement tiles must match existing tile as closely as possible.

Roof replacement is also at the homeowner's expense. Because of the architecture of our roofs, connected roofs on a building must be replaced at the same time and therefore replacement must be agreed to by all homeowners in a building before any one roof can be replaced. Cooperation among homeowners is essential when an individual homeowner needs a roof replacement. Our roofs are over 20 years old and individual homeowners are beginning to have leaking problems more frequently.

The Board will specify the roof tile and other materials and construction methods that must be used when a roof is replaced. Owners may use any properly licensed and insured contractor of their choosing to do the work.