

Garden Lakes HOA Inc.
11511 Garden Lakes Circle
Palm Beach Gardens, FL 33418
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(Updated September 2008)

Procedure for Screen Enclosure Approval

Important Note: The City of Palm Beach Gardens will not give you a permit until the Association has approved your plans. Before you commence work, complete the attached ARB Form.

1. Attached are the specifications of the Association that must be met.
2. Any contractor who may be working for you must be supplied with a copy of the Association's specifications in order to bid on or build the screen enclosure. It is your responsibility to supply the contractor with the specs.
3. Once you have chosen your contractor, he will supply you with the necessary plans, drawings, etc., for the screen enclosure. The paperwork he will submit to the City to obtain the necessary Building Permit must be presented to the Association first with the completed ARB form, copy of the contract and any drawings or plans he has supplied you with. The Association will "sign off" the ARB and return same for submission to the City. Upon receipt of your Building Permit you may commence construction.
4. Upon completion of the screen enclosure the Association shall review the enclosure, if it conforms to the aesthetic requirements; the Association will execute the approval.
5. Screen enclosure must match existing enclosures located throughout Garden Lakes.
6. Palm Beach Gardens codes may change – if the following specs no longer meet code, please notify office for approval of new specs.

APPLICATION FOR APPROVAL SHALL BE SUBMITTED IN ITS ENTIRETY TO THE ASSOCIATION AT ITS ON SITE OFFICE. PLEASE ALLOW REASONABLE TIME (30 DAYS) FOR PROCESSING YOUR APPLICATION.

Specifications for Screen Enclosures

Option 1: Mansard Screen Enclosure with Poly Roof

A. To be depicted in option 1 drawing.

1. All aluminum to be ESP bronze
2. 3" poly roof to be ivory on the top and bottom and have a 5" pitch.
3. 3" poly roof to be 12' x 12' including gutter.
4. Gutter and fascia to be ESP bronze extruded aluminum with downspout to drain inside of wood fence.
5. Screen to be 18/14 charcoal.
6. Wall height to be even with bottom of soffit (not higher than DECRA) approximately 7' 6".
7. Mansard roof to rise 2' 6" above wall height.
8. Screen panels are to be flat and removable.
9. Screen door to be centered on walkway and swing in.
10. Screen enclosure is to follow wood fence as depicted in option 1 drawing. (Storage area must be enclosed but gate removal and door is optional).
11. No gutters are to be installed in screen area except for poly roof.
12. Structural angle is to be installed all along soffit where screen is to be attached.
13. Stainless anchor bolts are to be installed in bottom track anchoring to concrete footer. NOTE: Concrete footers cannot touch concrete on fence post. Chip