

Building standards

Courtyard Homes Association Inc. aka Spoonbill Landings

Homeowners repairing any of the building systems listed below must submit an Architectural Review Request for approval prior to beginning any work. All work must meet or exceed the Miami-Dade impact standards, get a building permit from the City of Bradenton (where required) and be installed following manufacturer's specifications.

Homeowners changing or repairing the exterior of their unit shall follow the building material schedule below.

1. Siding and trim

The exterior siding is Hardie Plank, HZ10, Select Cedarmill, primed for paint, 5/16" x 8 1/4" x 12', installed with a 7" reveal. The standard trim boards are Hardie Trim, smooth, primed for paint, or PVC trim, 5/4" x 4" x 12'. If smooth trim boards are not available, rustic trim board may be used with the smooth side out and textured side facing the sheathing. Siding and Trim must be painted in accordance with the Paint Standards, upon completion of work.

Where possible, all rotted sheathing and framing shall be removed. The framing shall be repaired and new 1/2" sheathing, Tyvek type water barrier, and flashing installed. All siding and trim shall be installed per manufacturer's specifications.

2. Roof Warranty claims

ONLY ROOFING BY CURRY CAN DO ROOF REPAIRS. NO ROOFING COMPANIES OR HOMEOWNERS MAY DO ANY ROOF REPAIRS OR MAINTENANCE BECAUSE IT WILL VOID OUR WARRANTY.

All of our buildings were reroofed in 2022 by Roofing By Curry. They used GAF products for all of the roofing components. Roofing by Curry is a GAF Master Elite Certified roofing company. Because of this, we have a 25-year warranty from GAF on the roof components. This warranty provides a 15-year coverage for hurricane damage with no limit to maximum wind speed of the storm.

If there is any damage to the roof, or any unit experiences roof leaks, contact Nicole Banks at Sunstate Management. Her contact info is 941-870-4920, her email address is nicole@sunstatemanagement.com. Nicole will file a claim with GAF who will send out Roofing By Curry to fix it.

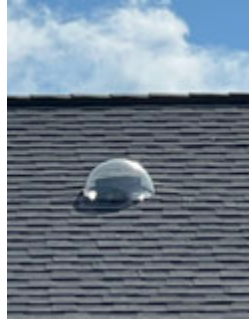
3. Wind Mitigation Certificates

As part of the roofing project, Wind Mitigation inspections and Certificates were made for each building. Your insurance carrier may require these to insure your property. Click the Wind Mitigation tab on the Courtyard Homes web site to get your certificate.

4. Skylights: regular and tubular

All skylights were brought up to Miami-Dade Impact-Rated products during the 2022 roof replacement.

Tubular skylights may be installed, after an Architectural Review Request is submitted and approved. The skylight must meet Miami-Dade Impact requirements and be installed by a licensed contractor following manufacturer's specifications. Please include your contractor's proposal/estimate with all specifications in the Architectural Review Request.



5. Gutters

Homeowners replacing gutters must use white, K STYLE 6" aluminium seamless gutters and 3"x 4" downspouts. Gutter guards are allowed.

