

STANDARDS FOR ENCLOSING SCREENED LANAI

Courtyard Homes Association Inc.

Aka Spoonbill Landings

Homeowners may enclose their screened lanai. An Architectural Review Request must be submitted for approval prior to beginning any work. Proposals should contain enough detail to enable the Committee to determine its conformity to the established standard. All new sliders and windows must meet or exceed the Miami-Dade impact standards, require a Building Permit from the City of Bradenton and must be installed following manufacturer's specifications.

1. For all units:

Screened lanais may be enclosed. The doors from the living room to the lanai may be removed or left in place. Heating and air-conditioning may be installed. Variations may be allowed subject to the discretion of the Architectural Review Committee provided they fit with the style and character of the existing buildings.

Detailed information can be found in "Window and Slider Standards". See "Building Standards" for installing siding and trim.

2. Grand Cayman

The screens on the rear of the lanai, facing the lake, shall be replaced with impact-rated white vinyl sliders with clear low-e glass and no grids. The existing posts are structural and may not be removed or relocated.

The screens on the side of the lanai shall be replaced with impact-rated white vinyl windows with 6 over 6 grids between the glass and clear low-e glass or impact-rated white vinyl sliders with clear low-e glass and no grids. Windows shall match the existing windows in style, size and location from the floor. Windows shall be ordered with nailing fins. If sliders are installed on the side of the lanai, they must be non-opening or egress steps shall be installed at the operating door.



Grand Cayman -
screened lanai



Enclosed lanai - front view



Enclosed lanai - side view

3. **Antigua**

The screens on the rear of the lanai, facing the lake, shall be replaced with impact-rated white vinyl sliders with clear low-e glass and no grids. The existing posts are structural and may not be removed or relocated.

4. **St. Bart**

The screens on the rear of the lanai, facing the lake, shall be replaced with impact-rated white vinyl sliders with clear low-e glass and no grids. The existing posts are structural and may not be removed or relocated.