

**FOREST BY THE SEA HOMEOWNERS/LAGOON BOATOWNERS
ASSOCIATION, INC.**

LIST OF BOARD APPROVALS

Plans must be submitted to the Board for approval on the following items. Please contact the Property Manager for details.

- 1. Dock boxes per specs.**
- 2. Dock cleats per specs.**
- 3. Finger pier per specs. A permit and administrative charge of \$100 applies.**
- 4. Flood vents per specs.**
- 5. Awnings per specs. (Almond or white)**
- 6. Hurricane storm shutters per specs (white, almond or bronze).**
- 7. Screened-in deck for three bedroom units per specs.**
- 8. Screened- in breezeways for two bedrooms units per specs.**
- 9. Installed generators with Board approval.**
- 10. Painting of carport and patio concrete per specs. (Only allowed color is in the specs.)**
- 11. Non-permanent carport and patio partitions between homeowners.**
- 12. Floating docks or platforms.**
- 13. Removal or encapsulation of the asbestos material used for carport ceilings in the three bedroom units.**
- 14. Satellite dish - mounted on chimney box or attached to the roof.**

Approved changes/modifications not requiring Board approval:

- 1. Storm doors – almond, bronze or white frame.**
- 2. Front door – Solid or with small top glass lights.**
- 3. Front door color – any one solid color. If it is different from the building, the homeowner must maintain.**
- 4. Exterior light fixtures in good taste. Existing light fixture replacements are available at Butlers Electric Supply. Ask for a lens cover for a WF Harris fixture.**
- 6. Window and sliding glass doorframes can be bronze, almond or white.**
- 7. Overhead garage doors with three solid panels and second panel to have a row of windows. Color to match trim.**
- 8. Fireplace gas logs when properly installed with permits and inspection.**
- 9. Motion detectors.**
- 10. Low level lighting for steps.**
- 11. Personal name signs in good taste.**
- 12. Corrugated roofing under deck in a style compatible with the building in almond or white.**
- 13. Clear Plexiglas carport wall as per unit 49.**