



GABLES POINT II

CONDOMINIUM ASSOCIATION, INC.

manager@gablespoint.net

(305)-305-9924

<https://websites.vertilinc.com/gpc/>

ARCHITECTURAL MODIFICATION FORM

Architectural modification forms can take up to 30 days to process. Modifications CANNOT begin until you receive approval in writing. Email completed application to manager@gablespoint.net. Please be sure to include required documentation as ONE PDF FILE. Any form submitted without all required documentation will be returned to the homeowner without being processed.

By submitting this form, owner agrees to be fully responsible at Owner's sole expense for any and all damages to common areas and/or neighboring lots including, but not limited to, damages from delivery, construction or other vehicles or machinery. Access to construction areas is only to be allowed through owner's property. Homeowner is responsible for providing a copy of the final permit within 15 days of receipt.

Name of Owner:	Account #:
Property Address:	Association:
Email Address:	Phone #:
Owner's Signature:	Application Date:
Description of Modification. Please include a thorough description of the work and its eventual outcome:	

ASSOCIATION GUIDELINES AND SPECIFICATIONS FOR HOME MODIFICATIONS

- **Association approved paint colors only**
- **Window/Sliding Door Specifications and Entry Door:** Refer to Exhibit "B"
- **Patio Paver/Tile Installation:** Patio tile/paver installation cannot drain onto neighboring property or interfere with neighboring property drainage. The paver/tile installation should be a minimum of 18" from the property lines. Homeowner is responsible for any damage/leaks/drainage problems as a result of installation or removal of pavers/tiles. Homeowner is responsible to maintain pavers/tiles. Homeowner is responsible for any slip/fall issues on pavers/tiles. Should Association need to excavate, association is not responsible for replacement of any broken or missing pavers/tiles.

Please note: You MUST provide the following (if necessary). Please check off any forms you have included. Your application will not be accepted if any necessary documentation is missing.

Specifications:

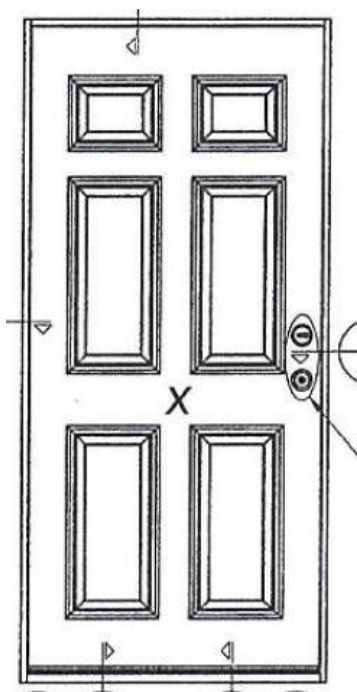
- ☐ Lot Survey, showing location and specifications of modification(s)
- ☐ Contractor Agreement/Material(s) Designation Plan/Sample(s)
- ☐ Contractor's License and COI (certificate of insurance) – Must Include Worker's Comp, Waiver of Subrogation and Additional insured in favor of the **Gables Point II Condominium Association**
- ☐ All Appropriate NOAs – Miami-Dade County Notice of Acceptance (acquired from vendor)
- ☐ Sample(s)/Picture(s) – Including pictures of current property and condition
- ☐ Other: _____

Exhibit "B"

Approved Entry Door

Style/Spec: Six panel fiberglass or aluminum door

Color: White

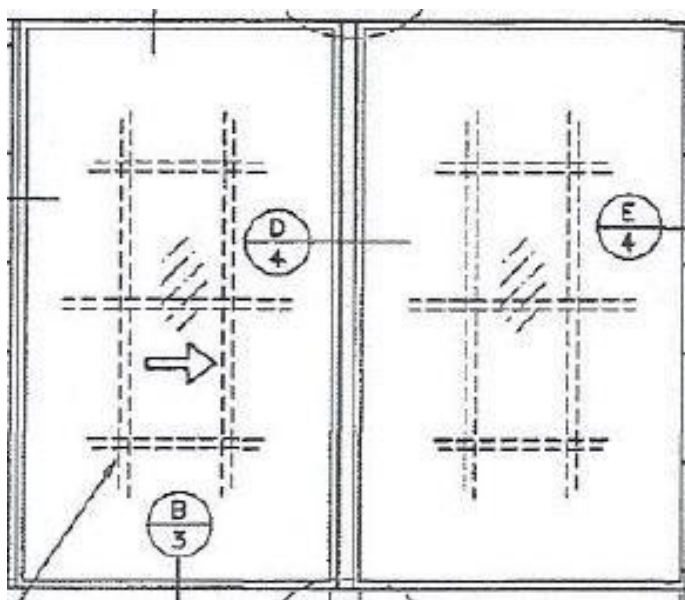


Approved Impact Glass Window and Door

Style/Spec: Horizontal slider, large and small missile impact, Must meet current Miami-Dade County Code

Color: White

Glass: Grey or low E Energy Shield



**FOR ASSOCIATION BOARD OF DIRECTORS AND
PROPERTY MANAGER OFFICE USE ONLY**

Date Received:		
☐ Approved As Is	☐ Approved with Stipulations	☐ Disapproved ☐ Incomplete Application
Comments:		
Signature:	Title:	Date: