

#### **General Comments:**

- 1) It is the desire of the owners to maintain a standard uniform appearance for the exterior of the building.
- 2) Any owner who plans on adding or replacing storm doors, entry doors, sliding glass doors, windows, or hurricane shutters must follow the following standards submitted by the Architectural Committee and approved by the Sand Dollar IV Board of Directors.
- 3) Owners are required to submit an application for approval by the Architectural Review Committee before any work shall begin. The application shall include a written description of the proposed changes, pictures of the major items or accurate drawing, and the name of the contractor doing the work.
- 4) Failure to obtain prior approval can result in the change being returned back to the original state at the owner's expense.
- 5) Windows, Sliding Glass Doors, and Shutters work must be done by licensed and insured contractors.



#### **Front Entrance Storm Door:**

- 1) Size:
  - a) Same as the existing front entry door opening.
- 2) Style:
  - a) Shall be mid-view or full-view with two equal sections or a two panel with molded kick plate (no solid single glass) matching in style to the examples below. The Association does not require a specific manufacturer, but will enforce conformity to style.
  - b) NOTE: If you have an existing door that is different than this standard, you are grandfathered in until you need a new door, at which time you must follow this standard.
- 3) Frame Material:
  - a) Aluminum
- 4) Color:
  - a) Exterior bronze
  - b) Interior bronze or white
- 5) Glass:
  - a) Clear, uncolored
  - b) No grills are allowed.
- 6) Screens:
  - a) Screen material is to be black in color
- 7) Handle:
  - a) Color/finish brush nickel or bronze
  - b) Style: recommend a lever handle for safety reason, but style can be at the owner's discretion.







## **Front Entrance Entry Door:**

- 1) Size:
  - a) Same as the existing front entry door opening.
- 2) Style:
  - a) Flush solid panel with no windows
- 3) Material:
  - a) Wood, fiberglass, or metal
- 4) Color:
  - a) Paint to be provided by Sand Dollar IV Association.
- 5) Handle:
  - a) Style: recommend a lever handle for safety reason, but style can be at the owner's discretion.
- 6) Locks:
  - a) Owner's discretion.
- 7) Condo Number:
  - a) Antique bronze provided by Sand Dollar IV Association. No substitutions
- 8) Eye Hole:
  - a) Optional
  - b) Owner's discretion
- 9) Doorbell:
  - a) Optional
  - b) Owner's discretion



## **Sliding Glass Door:**

- 1) General:
  - a) A Unit Owner will be allowed to replace their original sliding glass doors meeting the technical specifications detailed by the South Florida Building Code, Florida Building Code and local government building codes.
- 2) Size:
  - a) Width same as existing opening
  - b) Height 6'8" (original) or 8'0" (floor to ceiling)
- 3) Style:
  - a) Must be sliding glass door, no French doors allowed
- 4) Number of panel:
  - a) Small Opening 2 panels
  - b) Larger Opening 2, 3, or 4 panels
- 5) Frame Material:
  - a) Vinyl or Aluminum
  - b) Exterior color bronze
  - c) Interior color bronze or white
- 6) Glass:
  - a) Double pane insulated, tempered clear with gray Turtle code approved tint only. See attachment 1.
  - b) No bronze tinting is allowed.
  - c) If there is no hurricane shutter, then the glass must be high impact resistant. Impact resistant glass is optional for openings protected by roll down shutters.
  - d) Use of low-e glass with argon glass for energy efficiency and better interior cooling is strongly recommended but not required.
  - e) No grills are allowed
- 7) Screen:
  - a) Optional
  - b) If one is installed,
    - i) Frame exterior must be bronze
    - ii) Screen material must be black



### Windows:

- 1) General:
  - a) A Unit Owner will be allowed to replace their original windows meeting the technical specifications detailed by the South Florida Building Code, Florida Building Code and local government building codes.
- 2) Size:
  - a) Same as original/existing opening
- 3) Number of windows:
  - a) Must be replaced with the same number of windows per opening as original design.
- 4) Frame Material:
  - a) Vinyl or commercial grade aluminum
  - b) Exterior color bronze
  - c) Interior color bronze or white
  - d) East/Ocean Double hung, double tilt
  - e) West/Inter-coastal Single hung, no tilt required
  - f) North Double hung, double tilt
  - g) South Double hung, double tilt
  - h) All ground floor windows can be double or single hung
- 5) Glass:
  - a) Double pane insulated, tempered clear with gray Turtle code approved tint. The Turtle code approved tint is required for all windows except the west side. See attachment 1.
  - b) No bronze tinting is allowed.
  - c) If there is no hurricane shutter, then the glass must be high impact resistant. Impact resistant glass is optional for openings protected by roll down shutters.
  - d) Use of low-e glass with argon glass for energy efficiency and better interior cooling is strongly recommended but not required.
  - e) No grills are allowed
- 6) Screen:
  - a) Optional
  - b) If one is installed, screen material must be black



NOTE: Double hung windows can be of the tradition up/down or side opening as long as the side opening look like the traditional double hung from the exterior.

### **Hurricane Shutters:**

- 1) Size:
  - a) Windows must completely cover window opening
  - b) Sliding Glass Doors
    - i) On the east side of the building they must be at the outer most portions of the balcony opening. If existing shutters are installed directly above the door, they may remain. But if replaced, they must be at the outer most portion of the balcony opening.
    - ii) On the west side of the building they can be installed directly above the sliding glass doors.
- 2) Side of Building:
  - a) East/Ocean required
  - b) West/Inter-coastal Owner's option
  - c) North Owner's option
  - d) South Owner's option
- 3) Material:
  - a) Aluminum roll-up shutters only
  - b) End caps should not be die cast aluminum.
- 4) Color:
  - a) Ivory color shall be used for all visible shutter parts including tracks, box housing, storm bars and slats
- 5) Motorized:
  - a) Optional but if motorized, all motors and switches shall be UL approved/listed and gear driven units shall have fully enclosed permanently lubricated stainless steel gears.
  - b) Motorized units must have hand crank override
- 6) All shutters must be regularly maintained.



## Patio/Balcony:

- 1) Flooring:
  - a) Material The product Miracote Colorbond XL or ColorPax LIP must be used for all elevated balconies. No tile is allowed anywhere on elevated floors.
  - b) Owners may choose any color shown on Attachment 2 and paint their balconies that color at their expense.
  - c) Ground floor unit patios may choose to have tile.
    - i) Before installation, the Architectural Committee must approve the tile.
    - ii) Ground floor units may also use the Miracote Colorbond XL or ColorPax LIP products.
- 2) Light shade:
  - a) Provided by Sand Dollar IV Association.
- 3) Ceiling fan:
  - a) Single fan, securely mounted in the center of the balcony/patio ceiling.
  - b) Color is to be white only
  - c) Must be rated for exterior use.
  - d) Sizes are to be 42-48" with 42" preferred
  - e) No light kits are allowed
  - f) Exterior wiring will be installed within narrow square conduit, originating from the balcony/patio electrical outlet or light fixture. The conduit color is to reflect the background color the conduit is covering (i.e. conduit on the walls will be painted the current exterior building color and conduit on the ceiling will be painted white)



## **Interior Painting:**

- 1) The Architectural Review Board and/or Board of Directors written approval are not required for a Unit Owner to paint the interior of their unit.
- 2) The contractor must complete a Contractor Work Approval Form (Exhibit "B") and submit the form to the Property Manager for approval.
- 3) Either a licensed and insured Painting Contractor or the Unit Owner must perform any painting of the unit themselves.
- 4) Specific care is to be taken to ensure no cleaning of materials will be performed on the Common Area of the Association.





## **Interior Flooring Sound Barrier:**

#### 1) General:

- a) Because of the transmittal of sound between upper and lower units through the concrete floor slabs, sound attenuation is necessary when installing a hard surface material (i.e. tile, wood, etc.) on any unit area.
- Ground floor units are exempt from this requirement since there are no units below them.
- c) This sound barrier is required also when installing a hard surface material on top of an existing hard surface flooring.
- d) The unit owner, prior to the installation of the floor covering, must obtain Architectural Committee approval in writing.
- e) Any such system shall be accredited to meet the requirements of the ASTM 492-90 test in the reduction of IIC and SIC noise levels.
- f) The flooring installer shall furnish a data sheet that will show the finished floor system would, if tested to the above ASTM, meet the standard requirements.
- g) The following membrane systems shall be deemed to provide an acceptable level of sound transmission and shall be the preferred system to be installed.
  - i) Wood PROFLEX 70
  - ii) Tile PROFLEX 90
  - iii) CISM
  - iv) NAC-Supersam
  - v) MAPEI Mapelastic
- h) Equivalent systems may be substituted, if the required data sheet reflects that it meets the requirements of the ASTM test.

10



These standards were reviewed and approval by the Sand Dollar IV Board of Directors effective March 23, 2018.

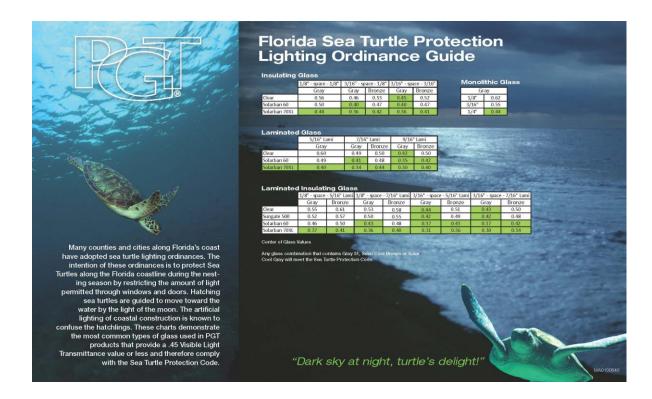
The Board of Directors may amend these standards at any time. When changes are made, a written notice will be sent to each unit owner stating the full amendment revision.

Submitted	
Architectural Chairman	
Approved	
President	Vice President
Treasurer	Director
Director	





### Attachment 1 - Turtle Glass:





# **Attachment 2 – Balcony Colors:**



#### Color Chart for Colorbond XL & ColorPax LIP



#### ALSO AVAILABLE IN #310 BLACK, #0110 WHITE, #103 CHARCOAL.

Printed color cards approximate actual color. Actual color should be approved based upon actual samples or draw downs of the selected color and material sample. Final color appearance is affected by lighting, surface texture, profile, method of application and sealer selection. Always select color from a finished composition system sample.

The products listed are readily available in the Standard Colors featured on this color selection card.

Special order "Custom Colors" can be selected from "Pantone" or major brand color selection guides. Minimum order quantity, special price and production time and a "final sale" policy apply to all orders for non-standard colors.

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File Code L-544