



Marsh Landing Community Association at Estero, Inc
Architectural Modification Specification Requirements

Patio/Lanai Additions

ID Number: **320**

Marsh Landing homeowners in Single Family and Villa residences may, upon the approval of the Master Association, expand existing patio or lanai areas.

SPECIFICATIONS

To expand existing patio or lanai areas, the homeowner must fill out an AMA form, and **attach a copy of the plot survey along with an architectural rendering of the installation.** If the application is approved:

- The homeowner/contractor must obtain all permits.
- Materials must be stored in the rear of the property or driveway and properly secured. In no case is material to be stored in the street.
- Concrete must be poured from the street- cement trucks are prohibited from driving over any grassy areas.
- The homeowner has **4 weeks** from the time excavation begins to have the addition completed, including all screening.
- A request must be made in writing to extend the 4-week window for patio/lanai additions and must include the reasons for the need for an extension.
- Once the installation is completed, the homeowner then has **two (2) weeks to complete** any landscape installation and/or repairs to their property and all neighboring and/or Association property.

As with many more complex projects, the homeowner must take care not to affect the normal drainage of the lot. All existing drainage must not be changed or modified without Lee County, Southwest Florida Water Management District and Marsh Landing approval.

CLARIFICATIONS

Marsh Landing homeowners in the Villa homes must contact their respective Board before submitting a patio/lanai modification to the AMC and Master Association.

INFORMATION REQUIRED FOR THE ARCHITECTURAL SUBMITTAL

A plot survey of the patio positioning within the yard.
Also required are architectural drawings showing complete installation of all equipment and enclosures. An elevation drawing is required to confirm there is no impact to plot drainage.

To be completed and included with Architectural Modification Application

I have read and understand these specifications:

Signed: _____ Date: _____

Property Address: _____

The AMC may visit the site to ensure posting of all permits and/or that the scope of work is completed as described.