



Outdoor Resorts at Long Key, Inc.

A Condominium

65821 Overseas Highway

P.O. Box 816

Long Key, Florida 33001

Phone: 305-664-4860 Fax: 305-664-5268

NEW CONSTRUCTION UNIT IMPROVEMENT FORM

OWNER: _____

LOT#: _____

CONTRACTOR: _____

DATE: _____

Description of work:

REPLACE HOME: CONCRETE FOUNDATION, CONCRETE SLAB BELOW HOME, DOWNSTAIRS STORAGE AREA, DECKS, STAIR, RAILINGS, DRIVEWAY, UPGRADE ELECTRIC, CENTRAL A/C, ALL RELATED/REQUIRED UTILITY WORK, ETC.

Before initiating any project, owner must familiarize themselves with all current Outdoor Resorts at Long Key Construction Rules & Regulations.

It is the responsibility of the lot owner to obtain from Monroe a COUNTY PERMIT.

DOCUMENTS THAT MAY BE REQUIRED:

The following items must be submitted with Unit Improvement Form approval request.

A CURRENT, CORRECT SURVEY (Sealed and stamped)

- a. It is the lot owner/contractors responsibility to ensure that the survey is correct and clearly defines all property boundaries; a copy must be supplied to the Association office.
- b. A second survey is required to locate, stairways and ground floor slab before its poured.

PLOT PAN

Must clearly define the following items with an overhead (footprint) view type drawing:

- (a) Total square footage of lot and its 25% established green area.
- (b) Location and size of any and all permanently affixed structures on lot and their relationship to all indicated established setbacks.
- (c) Location of all air conditioners.
- (d) Locations of all external utilities. This includes electric, sewer, water, LPG and hot water tanks.
- (e) Location and sized of any affixed TV satellite dish.
- (f) Highlight all requested changes of the present to the proposed effected items(s) and note all material type to be used.

ADDITIONAL REQUIRED DOCUMENTS FOR NEW HOME CONSTRUCTION

A drawing displaying all necessary elevations of proposed structure (deck, dock, screen, rooms, etc.). All new unit installations are required to submit County approved drawing (Sealed & Stamped) displaying front, back, sides, and overhead views of proposed structures.

COPIES OF ALL APPLICABLE PERMITS

Copies of all required County, State and Federal Permits must be submitted to the Association **BEFORE** any actual construction begins.

An original plan, stamp by the county must be in the Association office prior to the commencement of any construction.

CONSTRUCTION SURETY BOND

The Board of Directors shall have the power to establish the amount of a cash bond to be placed in escrow with the Association by any unit owner and/or contractor proposing to do work within Outdoor Resorts. The purpose of the bond is to provide assurance to the Association that the work is in conformance with all relevant rules and regulations and approved plans and specifications by the county. The bond shall be forfeited if the Association and/or its designated agent determine that there have been deviations from the rules and regulations and or the approved plans. The Association may require a bond in a higher amount in those situations where the particular unit owner or contractor has previously violated the construction rules and regulations. The remedy provided for herein is in addition to all other remedies which may be available to the Association. Further, the Association may bar a particular contractor from further work in the Association where the contractor has previously violated rules & regulations or materially deviated from approved plans and specifications.

The amount for the construction surety bond will be a bond equal to 2 ½% of the estimated value of the entire project including cost of mobile home and/or site built if applicable, but not more than \$1,500.00. Bond to be returned upon satisfactory completion of project.

FAIR MARKET VALUE OF PROJECT _____

BOND REQUIRED _____ AMOUNT OF BOND _____

DATE RECEIVED _____

COPY OF THE APPROVED UNIT IMPROVEMENT FORM AND ALL REQUIRED COUNTY, STATE AND FEDERAL PERMITS MUST BE CLEARLY DISPLAYED ON THE LOT UNTIL ALL FINAL CONSTRUCTION INSPECTIONS HAVE BEEN COMPLETED.

THE APPROVAL OF THIS UNIT FORM BY THE ASSOCIATION IN NO WAY PRESUMES TO GIVE AUTHORITY TO VIOLATE THE PROVISIONS OF ANY ASSOCIATION RULES AND REGULATIONS, LOCAL, STATE OR FEDERAL LAWS RELATIVE TO THE PROPOSED IMPROVEMENT.

	SIGNATURE	DATE
LOT OWNER	_____	_____
CONTRACTOR	_____	_____
MANAGER	_____	_____
A/C COMMITTEE	_____	_____