

**Vizcaya Condominium
Renovation Checklist**

	ARC Review		Declaration	Rule
	Yes	No		
EXTERIOR				
Awning - repair/replace	x		5.1(g)	
Chair lift - install on step	x		5.1(c+d)	
Christmas//Holiday outdoor lights display		x		V L 1 + 2
Door (balcony) - replace	x		5.1(d)	II C 1
Door (front) - paint		x	5.1 (a+d)	II C 2
Door (front) - replace	x		5.1 (a+d)	V O II; C 3 + 5
Door (front) - glass install	x		5.1 (d)	II C 4 + 5
Door - wood porch - replace/install	x		5.1 (a)	
Gate (front entry metal) - install/replace	x		5.1 (f)	
Landscape change		x		V (work order)
Pavers - outside lanai & privacy garden - remove/install	x		5.1 (c+d)	
Pavers (privacy garden) - remove/install	x		5.1 (c+d+ m3 + m4)	V C 1 d
Screens - lanai fabric - repair/replace		x	5.1 (a)	
Sliders (lanai) - install/replace	x		5.1 (d+f)	II D
Sliders (exterior) - remove/replace	x		5.1 (c+d)	
Sliders (exterior and interior) rollers/locks/screens- repair/replace		x	5.1 (b+d)	
Tile floor - balcony/entryway/patio/wood porch - remove/install	x		1.1 B; 5.1 (i+k+l)	II A +B +C 1
Windows - replace	x		5.1 (c+d)	V O
Windows screens - repair/replace		x	5.1 (a)	V O
Window repair without replacement		x	5.1 (a)	V O
INTERIOR				
AC install	x		5.1 (a+h.2)	
AC relocation	x		5.1 (a+c+d+h.2)	
Bathroom remodel - remodel/rewire - plumbing change (1)	x		5.1 (a+h.2)	II E + I + J
Bathroom - faucet change (3)	x		5.1 (a)	
Bathroom - vanities or mirrors - replace (3)		x	5.1 (a)	
Bathroom - counters - replace/install (including plumbing)	x		5.1 (a)	
Bathroom - shower doors - change/install		x	5.1 (a)	
Bathroom - toilet - replace	x		5.1 (a)	
Ceiling fans & lights (not rewire) - replace/install (3)		x	5.1 (a)	
Ceiling - remove popcorn		x	5.1 (a)	
Cleaning - AC vents, carpets, floors		x	5.1 (a)	
Closets in units: install storage units		x		XIV
Doors - interior wood - remove/replace		x	5.1 (a)	
Electrical modifications - rewiring/relocating	x		5.1 (a+h.2)	XIV A + D
Electrical panel/circuit breaker- repair/replace	x		5.1 (a+h.2)	XIV A + D
Floors - 1st floor - carpet/tile/vinyl/wood - replace/install		x	No Rule	No Doc
Floors - 2nd floor - carpet/tile/vinyl/wood - replace/install	x		5.1 (i + k + l)	II A + B
Floors - lanai - repair/replace	x		5.1 (i+k)	II A + B +C
Hurricane shades - install (4)	x		5.1 (a)	VII A
Kitchen remodel - remodel/rewire/plumbing change (2)	x		5.1 (a+h.2)	XIV A + D
Kitchen - remove/modify wall to dining area or interior foyer	x		5.1 (a+h.2 + i)	XIV A + D
Kitchen - appliance replace		x	5.1 (a)	
Kitchen - faucet replace (3)	x		5.1 (a)	
Kitchen - reface/paint cabinets		x	5.1 (a)	
Kitchen - install backsplash		x	5.1 (a)	
Kitchen - replace/install counters (including plumbing)	x		5.1 (a)	
Painting - interior room/ceiling		x	5.1 (a)	
Plumbing modifications	x		5.1 (a)	XIV A + D
Sliders (interior) - rear of lanais - remove/replace	x		5.1 (d)	VII B
Window treatment in units - install		x	5.1 e	V M

(1) Replace/relocate tub, shower, sink, floor tile; reglaze/refinish tub; install hot tub or jacuzzi.

(2) Relocate kitchen appliance; detach/install plumbing fixtures; rewire; change flooring.

(3) Per Manatee County Building Code Guidelines - owner and contractor requirements in Rules Book.

(4) External hurricane shutters may be determined in future (See FS 718.113 5d).

General Renovation Restrictions - Declaration 5.1, Rules II + XIV and Manatee County Code in Rules Book.

Emergency repairs should be communicated to office with ARC form follow-up.

Do not install/remove lanai aluminum frame - Association responsibility.

Approved at Board of Directors Meeting December 9, 2021