



# 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

## UNIT IMPROVEMENT FORM

UNIT: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

DESCRIPTION OF WORK TO BE PERFORMED:

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1. I have reviewed ORKL Construction Rules & Regulations and agree to abide by such Rules & Regulations:
2. I understand it is the responsibility of the lot owner to check with Monroe County whether a COUNTY PERMIT will be required for the planned improvement.
3. I understand it is owner responsibility to verify easements and not to cover utility

### THE FOLLOWING DOCUMENTS MAY BE REQUIRED:

1. A CURRENT AND CORRECT SURVEY Attached \_\_\_\_\_ N/A \_\_\_\_\_  
It is the lot owner/contractor's responsibility to ensure that the survey is correct and clearly defines all property boundaries.
2. PLOT PLAN Attached \_\_\_\_\_ N/A \_\_\_\_\_  
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 conditioners.

- (d) Location of all external utilities. This includes electric, sewer, water, LPG and hot water tanks.
- (e) Location and size 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.

- 3. DOCUMENTS FOR MAJOR PROJECTS: Attached \_\_\_\_\_ N/A \_\_\_\_\_  
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 and Stamped) displaying front, back, sides and overhead views of proposed structure.
- 4. COPIES OF ALL APPLICABLE PERMITS: Attached \_\_\_\_\_ N/A \_\_\_\_\_  
Copies of all required County, State and Federal Permits must be submitted to the Park BEFORE any actual construction begins.

- 5. Construction Surety Bond: Check Attached: \_\_\_\_\_  
The Board of Directors shall have the power to establish the amount of 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. The bond shall be forfeited if the Association and/or its, designated agent determines 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 -f6r 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 the rules and regulations or materially deviated from approved plans and specifications.

The amount for the construction surety bond will be a bond equal to 2 % of the estimated value of the entire project, but never less than \$200.00 or more than \$1,500.00. Bond will be returned upon satisfactory completion of project.

BOND AMOUNT \$ \_\_\_\_\_

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 FORM BY THE ASSOCIATION IN NO WAY PRESUMES TO GIVE AUTHORITY TO VIOLATE ORLK RULES & REGULATIONS AND ITS GOVERNING DOCUMENTS, AS WELL AS THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAWS RELATIVE TO THE PROPOSED IMPROVEMENTS.

SIGNATURE

DATE

LOT OWNER

\_\_\_\_\_

\_\_\_\_\_

CONTRACTOR

\_\_\_\_\_

\_\_\_\_\_

MANAGER

\_\_\_\_\_

\_\_\_\_\_

A/C COMMITTEE

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\_\_\_\_\_

BOARD MEMBER

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BOARD MEMBER

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