

**Garden Cove Residence Association, Inc.**  
12081 Iona Road, Fort Myers, FL 33908

**APPLICATION FOR HOME REPLACEMENT**

Please complete this form required by the Garden Cove Cooperative to comply with Exhibit D, Article 16 (pp 12 and 13)

Shareholder(s) Name: \_\_\_\_\_

Park Address: \_\_\_\_\_

Shareholder(s) Signature \_\_\_\_\_

Date \_\_\_\_\_ Phone \_\_\_\_\_

Company Name \_\_\_\_\_ Contact Name \_\_\_\_\_

Business Address \_\_\_\_\_ Phone \_\_\_\_\_

License # \_\_\_\_\_  
(Attach copy of license with workmen's Comp and Liability Insurance)

Proposed Starting Date \_\_\_\_\_ Completion Date \_\_\_\_\_

Submit a scale drawing showing the layout of the home, shed, carport and steps on the lot

A \$1,000 (damage/late installation completion) deposit payable to Garden Cove Residence Association, Inc. must accompany this application

For your convenience Exhibit D, Article 16 Replacing Homes is attached.

Board Action	Meeting Date	Secretary Signature
Approved ___ Disapproved ___	_____	_____

## Article 16

### REPLACING HOMES

All costs for replacing a home will be the responsibility of the Unit Owner.

- 16.1 Replacing homes in the park requires the approval of the Association Board of Directors. Shareholders who are replacing their home need to consider all existing guidelines while selecting a design which will enhance the Park appearance.
- 16.2 The Board must be contacted and at least four (4) members shall determine the dimensions of the shareholder's lot.
- 16.3 The home design shall be such that the side facing the road (front) will include windows. Exits and stairs shall not infringe on setbacks required by Section 16.4.
- 16.4 A scale drawing must be submitted showing the layout of the home, shed, carport and steps on the lot. Setbacks shall include: 15 feet from the road, a 5 foot setback on both sides, and a 10 foot setback in the rear. Competition of installation includes the home, shed, carport and steps as indicated on the scale drawing. Installation must adhere to Park Rules and Regulations and County codes.
- 16.5 The contractor doing the installation shall provide the company, contact name address, phone number, business license number, and proof of liability insurance. He must also provide a \$1,000 damage/late installation completion deposit (see Section 16.10).
- 16.6 All subcontractors (electrical, plumbing, masonry, aluminum, landscaping, etc.) shall be licensed and bonded. Company name, address, phone number, business license number, and proof of liability insurance are also required.
- 16.7 Electrical service to the new home shall be upgraded to current codes from the meter to the new home.
- 16.8 Sewer and water connections shall be updated to existing codes and must also include a cleanout.

- 16.9 Damage to Park property, (trees and shrubbery, water lines, utilities, sewer, roads, sidewalks, etc.) during the installation shall be the responsibility of the contractor and the Unit Owner. All repairs must be made within 30 days.
- 16.10 Installation of the replacement home will be completed in 6 months or less from the start date. The start date is the day the new home is brought into the Park. Failure to complete installation within six months or less will result in forfeiture of the \$1,000.00 damage/late installation completion deposit. In addition, a \$100.00/month fine will be imposed for any other delays beyond the six month limit.
- 16.11 The Association shall be notified of the dates for old home removal and new home installation.
- 16.12 The Unit Owner or his representative shall be on site during the removal of the old home and installation of the new home.
- 16.13 The Unit Owner will install an underground drainage system that results in the gutter system draining to the street.
- 16.14 The Unit Owner must request permission from the Board of Directors if the new unit will be temporarily parked on the Common Ground south of Iona Road. Old units must be removed from the Park as soon as they are removed from the Unit Owner's lot.