



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
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REQUEST FOR APPROVAL (SCREEN ENCLOSURE & PORCH SCREENING)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>) using owner ID and password. Select *Guidelines* under the CROA tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ **Phone:** _____

REQUIRED WITH APPLICATION:

1. *Property survey showing location of screen enclosure and setbacks OR location of porch to be screened.*
2. *For Porch Screening: attach a layout of screen walls and door.*
3. *For Screen Enclosure: axonometric drawing and proposed landscaping in front.*

() By initialing, property owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, property owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Property owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Property owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

ROOFREPL		LOT	
RCV	PUR	VIL	
LOT		ACCT	
ARCH		CENN	
		START	COMP



Design Guidelines

Supplement to the Pattern Book

Approved by CROA Board of Directors on 12/17/13.
Effective for applications received on or after 12/17/13.



SCREEN ENCLOSURES & PORCH SCREENING

Only charcoal-colored mesh screen is permitted. Florida Glass screening (a mesh screen laminated with a sheet of plastic) is not permitted.

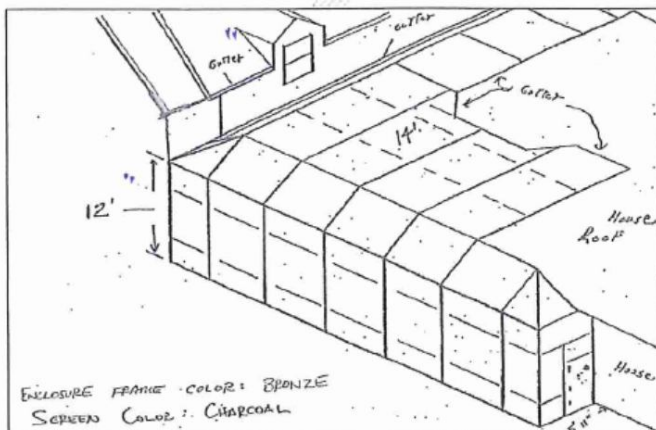
Screen Enclosures (most often used to enclose pool areas):

- Pool enclosures shall be located in the Private Zone and should not be closer to the Side Yard property line than the house is.
- The pool enclosure should not be overtly visible from public areas.
- The maximum average height of a vertical surface of a pool screen enclosure shall not exceed 12'-0" in height for a one story house.
- The maximum [overall] height of a vertical surface shall not exceed 13'-6", measured from the finished ground level at the exterior of the enclosure for a one story house..
- The height of the ridge line of the screen enclosure may not be greater than the height of the ridge line of the Main Body of a one-story house or the eave line of the Main Body of a two-story house.
- Top surfaces may not be solid; may only be frame with screen.
- Design style shall be Mansard with a consistent slope between the vertical side panels and the flat top panels.

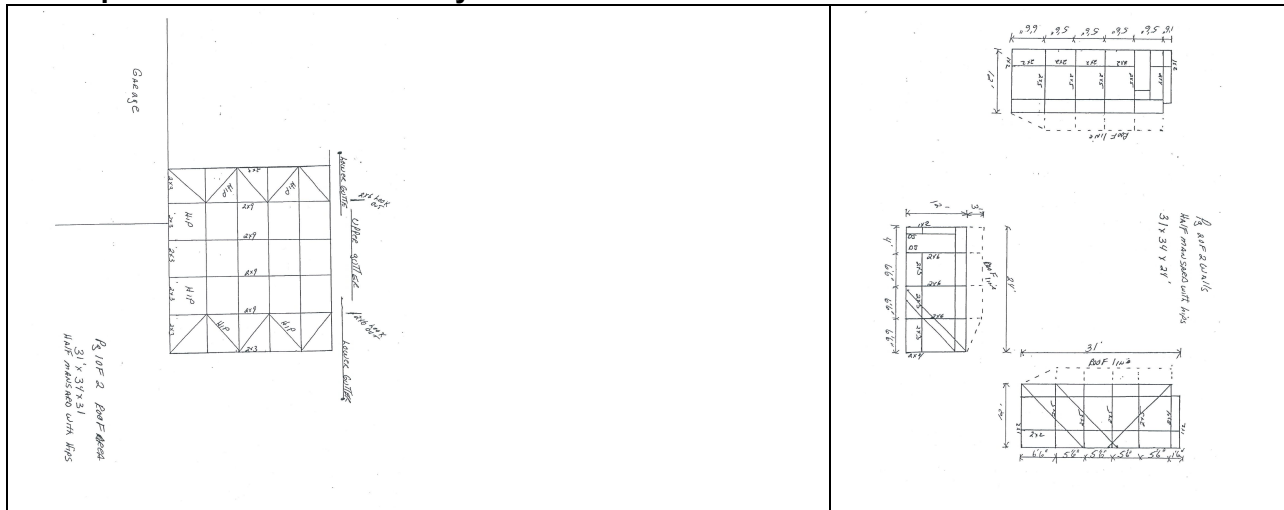
On Cottage lots the enclosure shall be set back a minimum of 6'-0" from the side property line.

Bronze-colored framing is required for screen enclosures backing up to the preserve, with charcoal-colored screening. A drawing is required with applications for screen enclosures. The drawing must show all panels, including crosspieces. Screen doors must be composed primarily of screen – no half-screen/half-solid doors or doors. Kick plate located at the bottom portion of the door may not exceed 20% of the area of the door. Similarly, there may be no solid surfaces in screen panels. Drawings may be either axonometric or "unfold the box" style.

Example of Axonometric Drawing:



Example of “Unfold the box” style:



Often, the edge of a screen enclosure along the home’s roofline will incorporate a gutter. To be approved it must be shown on the drawing. Gutters and downspouts may not extend more than 2 feet beyond the wall of the screen enclosure. The downspout must match the material and color of the screen enclosure.

Landscaping is required along the exterior of the foundation and must be submitted with the application. Choose plants which are well-suited to be near screening. For example, thorny rose bushes may not be a wise selection. Specify any of these standard hedge options or include landscaping details with your plan.

- Viburnum suspensum, 3-gallon container size, planted 24” on center.
- Podocarpus, 3-gallon container size, planted 24” on center.

Include a property survey or plot plan showing the location of the screen enclosure, the drawing, plus (if needed) a landscaping plan.

Porch Screening

Frame and screening must be installed inside columns and railings which exist on the porch. Screen doors must be composed primarily of screen – no half-screen/half-solid doors or doors. Kick plate located at the bottom portion of the door may not exceed 20% of the area of the door. Similarly, there may be no solid surfaces in screen panels.

A drawing is required with applications for Porch Screening. Using a simple piece of graph paper (in addition to being purchased at an office supply store, “free” graph paper may be downloaded from many sites on the Internet) draw each area to be screened, including any details from the above list. Add other components, such as vertical supports required in wide walls. This sketch will be helpful when obtaining accurate estimates from contractors or determining the materials needed for a “Do It Yourself” project.

The color of aluminum framing for porch screening is determined by the trim of the house it is attached to. Most often, the frame color will be white. Mediterranean homes often have a dark trim which will require bronze-colored framing. Screening is always charcoal color.