

LAKE HERON HOME OWNERS ASSOCIATION, INC

STANDARD FOR LANAI EXTENSION

The intent in allowing extension of a lanai is to make a lanai more usable than originally designed. In certain instances request for an extension may be denied if said extension would make lawn maintenance difficult or if the resulting appearance would not be aesthetically pleasing. In addition, extensions must be constructed according to the following standard.

1. A construction permit must be obtained by the contractor before any work is begun.
2. The extended concrete pad may create an entire lanai pad no more that twelve feet beyond the rear wall. The width of the lanai may not be extended beyond the original width.
3. There are two types of extension roof treatments. One is a translucent acrylic corrugated panel referred to as an Acrylic Roof. Acrylic Roof panels will not be approved in the future. The second is referred to as a Pan Roof and is the type roof that will be the standard. The committee has determined that Pan Roofs are more attractive, more in keeping with the overall style of Lake Heron buildings and are sturdier. A Pan Roof consists of ribbed aluminum panels with a side valance and a pan (box) rain gutter with a downspout.
4. All Pan Roofs should have a flashing from the shingle roof extending down onto the aluminum pan with a cap at each end of the flashing. The roof panels should be attached to the fascia with an extruded header that is both calked and screwed. Long screws should be used that penetrate the rafter beam ends.
5. Lanai framing must be white aluminum with the screening black fiberglass. Downspouts should be white aluminum with angle returns at the bottom. Short extensions may be required to duct water away from the foundation.
6. On some interior models, the end of the lanai may be separated only by an aluminum panel. Such units may extend their lanai only if the adjoining unit also extends at the same time.
7. An additional concrete pad extension for a doorstep may be included. An additional pad along side the extension sufficient to store an outdoor barbecue grill may be included. The extended Pan Roof may or may not cover such a pad extension.
8. The contractor should provide a min. 3” Pan Roof with gutter and downspouts of white aluminum with white aluminum 24” kick plates. The framing should be min. 2” x 3” white aluminum. The screening should be matching black (charcoal) fiberglass.
9. The home-owner will be responsible for all leaks that may occur where the Pan Roof meets the original roof.

Please provide this standard to your contractor before the bidding stage so that there are no surprises later.

This standard is intended to serve as a guide to the home-owner, but does not limit the Architectural Control Committee in carrying out its responsibilities.

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