



River Club

Architectural Review Committee

The Architectural Review Committee strives to provide consistent information to all unit owners so that windows, doors, and patio enclosures adhere to the architectural integrity of River Club.

Any modification, new construction and/or maintenance must meet current Martin County Code, and must receive written approval from the River Club Board of Directors prior to commencement of the project.

Patio Enclosures are addressed in the 2018 River Club of Martin County Rules and Regulations VII.12. To ensure the successful completion of your project, patio enclosures:

- Must meet all **current** Martin County codes, ie., contractor must pull permit.
- Must completely fill the entire area with screen or glass.
- Must be bronze in color on the exterior, and of aluminum or vinyl construction.
- Must include a sketch with dimensions and the material specifications with the application.
- Must include the wording "the construction will be according to current Martin County Code."
- Window films and tints, whether factory installed or after market, shall be of the minimum reflectivity above clear available for the specific product.

Replacement of exterior doors and windows are addressed in the 2018 River Club of Martin County Declarations: **Door Amendment 5.2.b.1** and **Window Amendment 5.2.b.2** as follows:

UNIT DOOR REPLACEMENT: When it is necessary to replace the unit's entrance door, either a solid door as originally installed by the builder or an optional half light door may be installed. Both the original style and the optional half light replacement doors must meet all current building codes. The glass panel for the optional half light door shall be rectangular in shape and be located in the top half of the door. By selecting a glass panel door, hurricane shutters may be required to maintain wind mitigation insurance status. All replacement doors must be approved by the Board of Directors before installation

WINDOW REPLACEMENT: When it is necessary to replace the unit's windows, they may be replaced with sliding windows as installed by the builder. The replacement windows may be aluminum or vinyl, bronze in color on the outside, and may have tinted, insulated or hurricane glass. The replacement window must be of the same size and configuration as the original window and contractor must pull the permit. All replacement windows must be approved by the Board of Directors before installation.

The Board of Directors has the final approval and authority on an individual basis. This is to be used as a guideline only. Please address any questions to the Architectural Review Committee at:

rcmc.arc@gmail.com

Members: Stewart Keefe, Karen Vertesch, Chuck Boulange, and Linda Boulange

November 11, 2019