

# KINGS PARK CONDOMINIUM GARDEN APARTMENTS

## Renovation & Standardization Guidelines

### FLOORING

**MATERIAL:** Vinyl plank, laminate or engineered wood

**AREAS:** Kitchen, bathroom, foyer, living/dining room and bedrooms

- Acoustic floor underlayment required
- Floors 2 and 3 only
- Underlayment: Minimum 1/4-inch thickness



**MATERIAL:** Tile

**AREAS:** Kitchen, bathroom, foyer, living/dining room and bedrooms

- Floor 1: Acoustic floor underlayment not required
- Floors 2 and 3: Acoustic floor underlayment is required for living/dining room and bedrooms (not kitchen, bathrooms and foyer)
- Underlayment: Minimum 1/4-inch thickness

### PATIO / BALCONY / GARDEN



Our screened-in areas are considered a **limited common element** which means that residents are permitted to use the patio/balconies in accordance with the following community rules and regulations:

- No storage or storage cabinets
- Absolutely no painting
- Light fixtures: 15" Black outdoor up/down cylinder wall sconce
- Paddle fans: White, 32-inch, exterior-grade with white blades only
- Large area rugs, carpeting or astro turf are prohibited
- Tile is permitted with Association approval
- Full enclosures are permitted with Association approval; including Structural Modification Form
- Except for seasonal decoration, strings lights are not permitted
- Ground floor gardening and/or planting outside any unit must be approved by the Association



# HARDWARE | IMPACT WINDOWS & DOORS



## Exterior Door Knobs/Deadbolts

- Steel only; no brass, antique brass, pewter, brushed nickel, or chrome
- Knobs are preferred to levers
- Digital styles should have easy-to-replace batteries



## Living Room + Bedroom (2) Windows

- White aluminum
- Single hung
- Gray glass
- Structural mull bar with clips



## Kitchen Door Buildings A, C

- Single
- Flat-panel smooth
- Outswing
- Steel or fiberglass
- Half obscure glass window or fixed glass



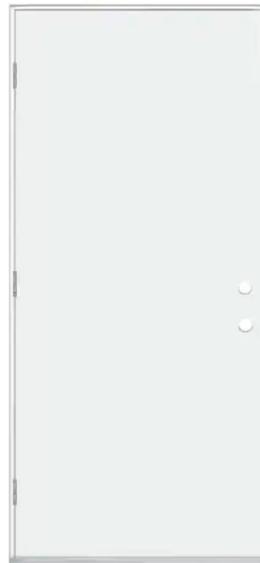
## Balcony Door(s)

- Single door
- White
- Flat-panel, smooth
- Outswing
- Steel or fiberglass
- Solid or French-style (gray tint glass)

## Sliding Glass Doors

- White
- Aluminum
- Gray tint

*\* Double French doors are not permitted*



## Front Door Buildings A, B C

- Single
- Flat-panel smooth
- Outswing (Bldgs. A & C)
- Inswing (Bldg. B)
- Steel or fiberglass

## Kitchen Door Building B

- Single
- Flat-Panel Smooth
- Inswing



## Bathroom Window

- White aluminum
- Single hung
- Gray glass
- White interlayer

## WASHER / DRYER



\*Ventless stackable machines are designed to go into a closet or cupboard.

Washers and dryers are prohibited, according to the Kings Park Rules and Regulations.

Some exceptions to the rule:

- These styles are sometimes approved by the Association: All-in-one (washer/dryer combo unit) and ventless stackable machines\*
- Requires permitting from the City of Oakland Park
- Must submit an **Architectural Modification Form** to the Association

Challenges:

- Involves tapping into sewer lines and updating the electrical panel
- Building B units it may involve removing bathroom fixtures to access the pipes
- Buildings A and C drain pipes are galvanized steel, rather than PVC which is sometimes corroded (can be tricky and cost-prohibitive)

## WATER HEATER

Building B water heaters are conveniently located in the hall or the A/C closet. In buildings A and C, the water heaters are difficult to access; you will find them under the sink in the corner of the kitchen.

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If upgrading to a tankless model, they are available in 120 and 240-volt models. Both voltages require 8-gauge wire and the circuit dedicated to the water heater. A professional licensed plumber and electrician are required for installation.



It is recommended that water heaters be replaced every 10 years.

## CAR CHARGERS | SOLAR PANELS & BATTERIES



Installation of an electric car charger, in your designed parking space, is permitted with Association approval. All costs for installation will be paid by the homeowner.

Installation of solar panels and solar batteries for home electricity are currently prohibited.

## HOME IMPROVEMENT FAQs

### What is an architectural modification?

A structural remodel refers to residential remodeling that involves fixing, changing, removing, or adding any load-bearing elements. "load" refers to weight or pressure. These elements include, but are not limited to, posts, beams, columns, and the unit walls and foundation.

### How do I optimize my floor plan?

Walls can be removed and doors can be blocked, providing residents maximum efficient living space. However, removing walls or blocking doors requires, without exception, an approval by the Association and failure to comply may result in legal action.

- Complete and submit the completed the Architectural Modification Form
- Provide a design concept/layout or blueprint
- Provide proof of licensed, insured general contractor
- Most renovation projects require permitting by the City of Oakland Park
- Send to [Stacey.Mushlin@fsresidential.com](mailto:Stacey.Mushlin@fsresidential.com) for Association review.

### What about neighbors and permitting?

Unlike a private home, changes to your unit can impact neighbors with whom you share common walls, floors and/or ceilings. For your legal protection, the Association strongly suggests hiring a contractor who is fully licensed and insured. With the exception of painting and flooring, most renovation projects require permitting from the City of Oakland Park and homeowners are 100% responsible for compliance; the Association does not submit permits on a homeowner's behalf.

SCAN TO DOWNLOAD  
**ARCHITECTURAL MODIFICATION FORM**

OR VISIT: [www.KingsPark.me](http://www.KingsPark.me)



**BLOCKED  
DOOR**

### When is construction allowed?

Construction is permitted Monday - Friday from 9AM-5PM. No holidays or weekends.