

KINGS PARK CONDOMINIUM GARDEN APARTMENTS

Renovation & Standardization Guidelines

This Renovation & Standardization Guide offers clear and practical advice to navigate the complexities of improving and enhancing your living space.

IMPACT WINDOWS & DOORS



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



Living Room + Bedroom (2) Windows

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



Bathroom Window

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

Kitchen Door Buildings A and C

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



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

PATIOS / TERRACES

Rules and Regulations

Section 12, titled EXTERIOR APPEARANCE of the Kings Park Condominium Rules and Regulations states: Any modification to the aspect of the patios and terraces...requires proper authorization from the Board of Directors.



Compliance

- Tile is allowed with proper authorization and must be properly sealed.
- Full enclosures are permitted with proper authorization including completion of the Structural Modification Form.
- To protect the integrity of our concrete: large area rugs, carpeting or artificial turf are prohibited.
- Avoid using paint colors that don't match the existing color.
- Avoid using your patio for storage, including bicycles, or placing storage cabinets.

Recommendations to Maintain Uniformity

- Light fixtures: 15" Black outdoor up/down cylinder wall sconce
- Paddle fans: White, 32-inch, exterior-grade with white blades

WASHERS / DRYERS

Rules and Regulations

Section 28, titled LAUNDRY of the Kings Park Condominium Rules and Regulations states: **No washers and dryers are permitted in units.**

However, **some homeowners have installed washers and dryers despite the rules and regulations.** If you are considering doing the same, it is important to be fully informed:

Key Considerations Before Installation

1. You must have authorization and submit an Architectural Modification Form to the Board of Directors.
2. Requires permitting from the City of Oakland Park.
3. The recommended appliance is an all-in-one (washer/dryer combo unit) and ventless stackable machines that are designed to fit in a closet or cupboard.



Installation 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 – this can be tricky and cost-prohibitive.

WATER HEATERS

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.

If installing a TANKLESS MODEL, they are available in 120 and 240-volt models. Both voltages require 8-gauge wire and a 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.

HOME IMPROVEMENT: FACTS + FAQs

Understanding Architectural Modifications: What Constitutes a Structural Remodel?

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.

Maximizing Living Space: Guidelines for Wall Removal and Door Modifications

Walls can be removed and doors can be blocked, providing residents maximum efficiency in living space. However, removing walls or blocking doors requires, without exception, proper authorization, and failure to comply may result in legal action.

- Complete and submit the Architectural Modification Form to the Board of Directors.
- 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.



What are the permitted hours for construction?

Construction activities are allowed Monday through Friday from 9:00 AM to 5:00 PM.

Construction is strictly prohibited on weekends and during holidays.

Renovation Responsibility: Protecting Yourself and Your Neighbors in Shared Spaces

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 Board of Directors 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 Board of Directors does not submit permits on a homeowner's behalf.

Do I need to use specific contractors for renovations in my condo?

You are required to use licensed contractors who meet the Association's insurance and liability standards. This ensures the contractors are familiar with the building's rules and procedures. You are free to choose your own contractor, however you must submit their credentials as part of the [Architectural Modification Form](#) requirements.

Who is responsible for repairs if something goes wrong during renovations?

You, as the unit owner, are responsible for any damage caused by your renovations, including repairs to neighboring units or common areas. It's essential to ensure your contractors carry sufficient liability insurance and that your own homeowner's insurance policy covers renovation-related incidents.