

Oceanside Villas

5000 Ocean Beach Blvd Cocoa Beach, FL 32931

Our condo buildings are nearing 50 years old and many of the structural features have had to be replaced. Over the years the owners have been replacing their worn, damaged or obsolete windows and doors. To present a consistent and eye pleasing image for the enjoyment of the owners, renters and as well as potential buyers, your board is offering the following recommendations for replacement features. The following is the **sole responsibility of each unit owner** including doors, sliders, windows, and garage door.

Garage Doors. The existing doors in place throughout the complex continue to be the standard in both color and design. Steel and vinyl doors are each in use in the complex. The board highly recommends the vinyl version as they are rust proof. Steel doors especially in the North and South Buildings are susceptible to rust and must be painted frequently to maintain appearances. **MUST MEET FLORIDA HURRICANE STANDARDS**

Door Information: Wayne Dalton Vinyl Garage Doors Model #8700 Style Colonial Color Glacier White

(Suggested installer – Tropical Garage Doors – Cocoa Beach 321-783-8366; Cocoa 321-636-1448)



Sliders and Windows/Screens. Many of these are original installations dating back to the '70s. Replacement windows and sliders should be of a dark bronze exterior color, inside color can be of the owner's choice, and should be professionally installed. Sliders may be either 2 or 3 panel construction. **MUST MEET FLORIDA HURRICANE STANDARDS or have approved hurricane shutters installed.**

Screen Doors. Original cross-buck/scalloped edge window models are no longer being manufactured but hardware for the existing doors are still available from Anderson.

Replacement door model Anderson/Larson Model No. 14608032112180419



The standard for unit owners in B11 thru B16 must **replace** with full glass panel door.
AndersonEMCO Model No. 0024330300
The standard for all other units must use the approved panel storm door.



**Please contact M.R.S. Management (321-784-8660)
for approval before any
exterior modifications are made**

Thank You
Board of Directors

Adopted May 2020