

Remodeling

At Westchase Association

Remodeling updates your home, makes it more pleasant to live in and increases your property value. However, when you live in a condominium, your remodeling may affect the property and rights of other owners. The association's goal is to allow owners freedom to change their own environment, but at the same time protect the structure as well as allow for safe access and use of common utilities by every owner.

This issue is fraught with questions and concerns that are beyond the scope of this FAQ sheet. General guidelines are shown below, but you must become familiar with the Bylaw requirements before proceeding with any remodeling project. When in doubt, review the Bylaws, then call Management!

Q: Do I need Board/Association approval to remodel my home?

A: Sometimes YES, sometimes NO.

If your remodeling is replacing existing fixtures, cabinets, carpets, or virtually anything else within the four walls of your home, and you do not change or modify the location of any utility or structural component (wiring, plumbing, venting, walls, drainage, etc), you can usually do so without Board approval. There are some exceptions and things to be aware of:

- **Exterior Appearance** – You cannot change anything that alters the exterior appearance of the building without written Board approval. This pertains almost entirely to doors and windows. In brief, you can replace exterior doors and windows with either the identical model, or with a model that appears exactly the same from the exterior. Double and triple pane windows are popular upgrades, but the appearance, from the outside must be the same as the existing windows.
- **Structural** – Many interior walls contain structural supports for the home or floor above. You cannot change or move structural components within or under your home without written Board approval. This is to prevent inadvertent damage to the building.
- **Utilities** – Common utilities such as venting, fresh water supply, sewage and drainage pipes serve multiple owners. You cannot modify or move them in any way without written Board approval. This would include efforts to re-locate a bathtub, or change the configuration of the kitchen.