

HURRICANE SHUTTER

Specifications

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Resolution of the Board of Directors

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WHEREAS, THE BOARD OF DIRECTORS OF Regatta at Vanderbilt Beach (the “association”) is responsible for the operation and maintenance of the Association.

WHEREAS, Section 718.113 (5), of the Florida Statute requires the Association to adopt hurricane shutter specification that include color, style and other factors deemed relevant by the board and to allow all unit owners who wish to install such shutters at their own risk and expense to do so,

NOW THEREFORE BE IT RESOLVED by the Board as follows:

1. GENERAL RULE

The installation of hurricane shutters is prohibited, except in strict conformity to plans and specifications submitted to the management company – Sandcastle Community Management.

No work may commence until application process is complete and approved by Association and Management.

2. DEFINITION

“Hurricane Shutter” shall mean any device, installation, equipment or appliance, whether permanently or temporarily affixed or attached in any manner to any portion of the exterior of the buildings or any portion of the building so as to be visible from the exterior of the building, used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain, wind damage or damage from physical object or projectiles carried by the wind.

3. INSTALLATION REQUEST/PROCESS

- (a) Any homeowner desiring to install hurricane shutters shall apply to the Association in writing.
- (b) The request shall be accompanied by the following items regarding the installing.
 1. A copy of the Occupation License
 2. Certificate of General Liability Insurance
 3. Certificate of Workman’s Compensation Insurance
 4. Certificate of Competency or Contractors License valid in state of Florida, for the applicable County.
 5. Copy of shutter blueprint prepared by licensed engineer and approved by state of Florida, for the applicable County Hurricane Guidelines.
- (c) Application must also include a description of the areas being shuttered, a description of the shutter type and color of all the exposed shutter materials.
- (d) Within twenty days after receipt of the written request and accompanying documentation the Board shall either approve or disapprove the proposed installation.
- (e) No work may commence on property until approved permit by the applicable County is posted at the unit door.
- (f) No contractor will be allowed on property until proper application process has been met.
- (g) Each unit must go through application process. Contractor may not use approval of one (1) unit to perform work on another

4. INSURANCE REQUIREMENTS

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No contractor shall begin work on install material unless the contractor carries Public Liability Insurance, including complete operations, in an amount not less than \$1,000,000.00, and Worker's Compensation Insurance in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no insurance coverage shall be less than the minimum amount required by law.

5. HOMEOWNERS RESPONSIBILITY

- (a) The homeowners are responsible for all costs of installation, maintenance and continued first class upkeep of hurricane shutters. The homeowner shall permit the Association to inspect the shutters as necessary to ensure compliance with the Association's specifications.
- (b) The homeowner is responsible to ensure that the installing contractor has obtained of the necessary applicable County building permits and for adherence to and compliance with all applicable County building codes, along with State of Florida Guidelines.
- (c) The homeowner must install and maintain the hurricane shutters referred to herein in a first class manner. If the unit owner fails to maintain the shutters as required herein after fifteen days of written notice from the Association to the homeowner, the Association shall have the right to perform, or have performed any required maintenance or repair work or installation, at the expense of the homeowner. If any hurricane shutter must be partially or wholly dismantled or moved in order to allow the Association access to other parts of the home for which the Association is responsible, the cost of such dismantling or removal shall be borne by the unit owner.
- (d) The homeowner is responsible for any damage to the common elements or other property or units within the development which was caused as a result of the installation or maintenance of the hurricane shutters described herein.

Thank you,
Board of Directors

Terms and Conditions for Approval

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The Board of Directors at its meeting has adopted a resolution, entitled ‘**HURRICANE SHUTTER SPECIFICATIONS**’. These specifications establish the minimum requirements for the approval process and installation of Hurricane Shutters. In addition to technical requirements which may be adopted by the Board, the following shall apply to all such requests and approval thereof.

1. Shutter shall be installed as per specifications as adopted by the Board. The shutter material and installation shall conform to said resolution “Hurricane Shutter Specifications”.
2. All costs in connection with the subject installation of materials shall be borne by the homeowner and not the Association.
3. The homeowner will be responsible to maintain the hurricane shutters, indemnify and hold the Association harmless from any costs or liability involved in the installation, maintenance, or restore the area to its original condition in the event that the shutters are ever removed.
4. The Association has the right to demand that the owners maintain and repair the hurricane shutters and mechanism for operating same, and restore the area to its original condition in the event that the shutters are ever removed.
5. If the owner fails to undertake any of his obligations under these terms and conditions, the owner and his successors in title agree to allow the Association access to the unit for maintenance, repair or restoration, to pay the cost of that work, including attorney fees should the Association be required to bring action to enforce the provisions of the documents.
5. **THE APPLICATION FOR APPROVAL TO PROCEED WITH INSTALLATION** shall be completed by the homeowner. The completed application shall together with the required exhibits, be submitted to the Board. The homeowner shall be notified of action taken and a copy of the approved request shall be placed in the homeowners’ file. No shutters may be installed until the application for installation has been submitted and approved by the Association.

1. The materials, equipment, installation and construction used shall conform in all respects with the requirements of construction established by the local government agency having jurisdiction over the construction in the development related to the hurricane shutter wind load requirements.
2. No hurricane shutter shall be permitted or approved unless it is determined that the product has been tested by a licensed Florida engineer to meet local window load requirements of construction established by the local government agency.
3. Hurricane shutters must be in full compliance with the Florida Building Code (F.B.C.) which incorporated the American Society of Civil Engineers (A.S.C.E. 7-98) wind load pressurization requirements.
4. No hurricane shutter shall be permitted or approved, unless the materials used, incorporated into, or a part of the hurricane shutters shall be at a minimum as follows:

Shutter Type Style

- Roll Down shutters – Roll Down shutters must be installed on the inside perimeter of all lanais. Windows cannot have any shutters mounted on the outside wall surface.
- Pressurization PSF will need to be determined as part of your site-specific documents. They need to meet all local and state wind load requirements.
- All shutters shall be impact tested to meet Florida Building Codes.
- Applicable County building permits will be required along with final inspect approval. to be submitted to Association.
- Delivery of storm shutters shall be in cartons or bubble wrap while in transit to unit to be installed.
- Shorter housing box shall be of five (5) sided design.
- Tracks shall be lined with polypropylene or felt runners.
- Slats shall be minimum 50 mm extruded aluminum with 3” tracks.

ROLLDOWN

- A. **Extruded Aluminum** or high density FBC foam filled slats are to be manufactured with extruded aluminum alloy U.O.N. with a factory finished baked on paint or powder coated system with UV inhibitors to prevent fading. The minimum approved aluminum slat is to be a 50 mm extruded slat. PVC low-density foam filled slats are not acceptable. Slats must be white in color.
- B. **Side Tracks** are to be manufactured with extruded aluminum alloy U.O.N. 6063 T-6 and must be white, 3” wide only. Track to be lined with commercial grade tightly woven high-density nylon pile weather striping felt.
- C. **Manual Operation** to be gear type, sealed enclosed casing, permanently lubricated. Detachable handle and universal assembly to be stainless steel or equivalent non-corrosive material.
- D. **Motorized Operation** must use only UL listed motors and switches. Motors must be tubular with protected non-corrosive casing, and have thermal cut-off protection.
- E. **Reel** to be octagonal galvanized steel or aluminum roller tube 6063-T6 for strength and durability.
- F. **Housing Box** must be five-sided in shape using the end cap/modular system. Bracket system roll downs are also not allowed. The housing cover is to be made from smooth aluminum coil and the end cap is to be made from cast aluminum. Lanais must have the housing box mounted against the ceiling/slab. Housing size for lanais must be 12” only. All housings must be white. Shutters must be conform to lanai overall screen layout and design. Paint or powder coated box.
- G. **Build Out/Framing** if necessary is to be extruded aluminum 6063-T6 and white in color.
- H. **Bolts and Washers** shall be galvanized or stainless steel with a minimum tensile strength of 33 K.S.I., U.O.N. Pop rivets shall be ¼” diameter or 3/16” diam.5052 aluminum alloy. Proper spacing combined with allowable stress and shear factors of fasteners, will comply with the applicable building codes.
- I. **Storm Bars** – Storm bars are not permitted on the lanais; the slat must be able to span the opening without use of storm bars.
- J. **Site Specific Drawings** – Contractor will be required to provide to the Association site specific drawings on proposed hurricane shutters to be installed on Regatta residential living units.
- K. **Mullin/Track** not to exceed 6” in width. The only acceptable change in width will be at the end zones where the lanais change direction. Dimensions must be provided at time of application process.

Hurricane Shutter Request

For: _____
(Homeowner)

Address: _____

Phone: _____

Owner Signature: _____

Subject: Approval to Install Hurricane Shutters for residence located at:

Contractor Name: _____

Contractors Address: _____

Contractor Phone: _____

Contractor Signature: _____

Areas being shuttered, shutter type and shutter color:

With this application, contractor must submit set of engineered drawings plus picture of proposed shutter system.

- Documents are included
- Shutter Engineered drawings are attached.
- Pictures of Proposed Shutter System are enclosed.
- Shutter layout drawing is included

THE ATTACHED APPLICATION WAS APPROVED() DENIED () ON THIS, THE _____ DAY OF _____, 20_____.

BY: _____

TITLE: _____