

22. Shutter Specifications

- a) White accordion shutters are the standard for the community as established by the clubhouse. Any alterations in the builder provided shuttering system must be to white accordion type shutters.
- b) Owner agrees to repaint or repowder coat as necessary to match the exterior paint/trim color of the community at the discretion of the Board, at the owner's expense.
- c) Contractors for installation must be licensed and insured. Copies of the insurance and licensure must be submitted prior to the commencement of any work to the Board and Management. Owners are ultimately responsible for compliance with this rule. It is not the responsibility of management or the Board/Association to request or obtain these documents, this responsibility belongs solely to the owner. Furthermore, owners will be held responsible for any damage done to common or neighboring property if contractor fails to make repairs.
- d) Owners are responsible for maintenance of their shutters as failure of the shutters places other owners/units at risk during a wind event.
- e) No structural changes will be made to install the shutters. The framing and shutters themselves must conform to the structure. (i.e. trapezoidal decorative pieces over some windows and pseudo flowers boxes beneath others- no exceptions if not mentioned specifically here.)
- f) Colonial shutters used for aesthetic purposes will be relocated laterally to the extent required to accommodate the shutter frame and no more. These painted prior to installation of the frame for the accordion shutters, and then reinstalled without delay by the installing contractor upon completion of the accordion shutter installation.
- g) All shutters installed must be compliant with current FL building code requirements at the time of installation.

23. Shutter Timelines for Installation and Removal

- a) The installation of shutters and the closing of accordion shutters must not be practiced any sooner than 72 hours prior to a major storm.
- b) All shutter must be removed and accordions shutters opened no later than 5 days after the EOC, Status Level 2 has been lifted.