

FLORENCIA BUILDING

Storm Shutter Specifications

To protect the interests of individual homeowners and maintain a certain degree of uniformity in the appearance of the building, WCI have set minimum structural and design standards for the optional installation of hurricane shutters.

General

The installation of hurricane shutters is only allowed if in strict conformity to the plans and specifications approved by the Board.

Definition

Hurricane shutters 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 building so as to be visible from outside the building, used either directly or indirectly as protection against storm damage, wind damage or damage from physical object or projectiles carried by the wind.

Installation Request and Approval of Hurricane Shutters at the Florencia

Any homeowner desiring to install hurricane shutters shall apply to the Association in writing (see attached form).

The request shall be accompanied by the following items regarding the installation contractor:

1. Copy of their Occupational License.
2. Certificate of General Liability Insurance for no less than \$1,000,000 per occurrence. The Association and the person requesting the installation shall be named as "additional insureds" and certified on the Certificate of Insurance.
3. Certificate of Workman's Compensation Insurance. Certificates of Exemption from Workman's Compensation Insurance will not be acceptable.
4. Certificate of Competency or Contractor's License valid in this County.
5. Copy of the engineering details and proposed layout of the shutter installation.
6. The contractor shall supply a list of customers and names of buildings where the contractor has installed hurricane shutters similar to those which will be installed at the Florencia. No contractor will be approved until such a reference list is supplied.

The Association will review the above and take action on the Owner's submittal but only for the purpose of checking conformance with information given.

Owner agrees to be responsible for all costs and expenses incurred in the installation and maintenance of the hurricane shutters. Owner agrees to permit the Association to inspect the hurricane shutters as the Association deems necessary to ensure compliance with the Rules and Regulations and this Agreement.

Owner assumes responsibility for procuring, buying and obtaining all necessary Building Permits.

Owner agrees to construct and maintain the hurricane shutters in a first class manner. If owner fails to maintain the hurricane shutters as required herein, after (10) days written notice from the Association to owner, Association shall have the right to perform, or have performed, any required maintenance or repair work. The owner hereby agrees to be personally responsible for all costs thus incurred.

Shutter Specifications and Installation Standards

1. Motorized roll down shutters with (5) sided or rounded heavy gauge aluminum shutter boxes, heavy duty die cast side frames, extruded side tracks, extruded aluminum reels, aluminum slats, and stainless steel slat hangers, gears, universal joints, installation hardware, fasteners and accessories. PVC or other plastic slats are not allowed.
2. Shutter installations shall meet or exceed the 2004 Florida Building Code taking into account the wind loads and shutter spans required by the building.
3. Anchoring of the shutters shall be coordinated with the requirements of the post-tensioned superstructure. Before making any penetrations in the concrete slabs contractor must verify location of post tensioned cables by means of X-rays or other electronic verification processes.
4. All fasteners and penetrations to the building must be sealed with appropriate sealants to prevent any moisture penetration.
5. Color of all visible shutter parts shall be pre-approved by the Association and must be as described in (6), (7) and (9) below.
6. Horizontal slats must be made from extruded aluminum with a factory finished baked on paint or powder coated system. The minimum approved vertical size of each aluminum slat is 50mm with a maximum size of 60mm. Slats must be beige in color.

7. Side tracks are to be extruded aluminum alloy 6063 T-6 and must be bronze with a maximum width of 3.25". Track to be lined with woven high-density nylon pile weather stripping felt.
8. Motorized operation. Contractor must use only UL listed motors and switches. Motors must be tubular with protected non-corrosive casings and have thermal cut-off protection.
9. Build out/framing and mullions are to be extruded aluminum 6063-T6 and bronze in color. The mullion sizes and positioning shall conform to the standard layouts for the typical floor plans attached.
10. Screws, exposed assembly and attaching hardware. All exposed hardware will be non-magnetic stainless steel.
11. Weather resistant sealants must be used on the outside surface cracks of all mountings between the wall and the shutters and shutter boxes. Sealant is also required for all screw attachments into concrete slabs.
12. Storm bars. The shutter system to be installed must avoid the use of storm bars. Shutter systems that can not span the required widths without the use of storm bars at the pressures required for the Florencia are not allowed.
13. Separation to screen. To facilitate the removal and repair of screen material the shutters and any mullion to which they are attached should be separated at least 3" from the screen.
14. Axels to be extruded aluminum 6063-T6.

Shutter Widths

Shutters shall be installed so that the mullion supports line up perfectly with the existing screen posts along the perimeter of each lanai. Single shutter spans equal to the widths of two of the screen post spans is allowed. When installing these double span shutters, anytime a single shutter must be installed due to an uneven number distribution, then the single shutter shall always be mounted to the left of the terrace (when looking out).

Florencia™

AT THE COLONY GOLF & BAY CLUB™

23850 Via Italia Circle • Bonita Springs, FL 34134

APPLICATION FOR HURRICANE SHUTTER INSTALLATION

Date: _____

Owner's Name: _____ Unit # _____

Contractor Firm: _____

Contact Person: _____

Phone: _____ Fax: _____

Type of Shutters*: _____

*Color & Style to match existing shutter installations.

Signature of Owner _____

Approval is given subject to the following:

All installations shall meet or exceed current State and Local codes. The installing company along with their shutter specifications and installation procedure must be approved by the Association. Any exceptions to the above will not be accepted. Non-compliance with the above may result in having to remove the installation. All applicable permits are the responsibility of the owner or contractor to obtain.

Insurance on file: _____

License on file: _____

PT X-Ray received: _____

Date approved: _____

Shannon Franks
Florencia Building Manager

Florencia Board of Directors' Representative