

CASA DI AMICI CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit
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AMENDED HURRICANE PROTECTION POLICY- NUMBER 6. **Effective September 28, 2009**

SUBJECT: Hurricane protection for windows and lanai doors of all Units within Casa Di Amici Community. (CDA).

PROBLEM: The current CDA hurricane protection policy adopted by the CDA Board of Directors on April 30, 2007 is contradictory inasmuch as it does not allow for any hardware to be affixed to the exterior of the building for hurricane shutters as well as not allowing for other types of hurricane protection apparatus or devices.

STATEMENT: While Florida statute 718 requires that the Board adopt a hurricane shutter policy, it is the objective of the Board to adopt a reasonable policy in order to offer various options for hurricane protection while at the same time insuring uniformity throughout the community and imposing minimal restrictions on unit owners.

POLICY: There will be three types of hurricane protection approved by the Board of Directors:

1. Replacement hurricane window frames and glass for all windows and sliding glass lanai doors of each Unit, where appropriate
2. Clear Lexan (Polycarbonate) shutter panels for all windows and sliding glass lanai doors of each unit, where appropriate
3. Clear high impact missile rated film for all glass

Replacement hurricane windows from any manufacturer will be approved provided that the manufacturer's hurricane windows comply with all Federal, State of Florida, Sarasota County and local hurricane codes. The color of the frame is to be white.

Clear Lexan (Polycarbonate) shutter panels from any manufacturer will be approved provided that the manufacturer's Lexan Panels comply with all Federal, State of Florida, Sarasota County and local hurricane codes. All necessary hardware required to attach Lexan panels will be approved provided that the hardware is retro-fitted within the recess of the window opening, generally 3-1/2 inches, and no part or portion of the hardware shall protrude beyond the vertical plane of the exterior side of the building. In order to minimize damage to the window recess from repeated installation and un-installing, the hardware shall remain permanently affixed to the window recess. If possible, the hardware should match as closely

as possible the color of the exterior walls of the building. The Lexan Panels will be permitted to be attached and remain place from June 1 to November 30. For those Unit owners who do not wish to leave the Panels attached from June 1 to November 30 they may be attached when a named storm is in the "box" which is a geographical area used by the insurance industry to determine if there is adequate threat from a storm (Atlantic or Caribbean Basin).

Accordion style or manual roll-down shutters are NOT approved.

Clear high impact missile rated film from any manufacturer is approved for all windows and sliding glass lanai doors provided that said film meets or exceeds the 130 MPH Wind Speed ratings such as 3M ScotchShield Ultra. Said film shall be installed on the interior of the glass and be clear, not tinted, and non-reflective so as not to alter the appearance of the building. Unit owners will be responsible for the maintenance of the film and for the removal and/or repair of the film should it crack, peel or bubble.

Prior written approval of the Board of Directors is required before the installation of any of the above-mentioned hurricane protection devices.

Hurricane protection is not mandated by this policy or the CDA Association and is strictly the option of the Unit owner.

The Unit owner will be responsible for the cost of any of the approved Hurricane Protection devices and the installation of such. Those Unit owners opting for Clear Lexan Panels will be responsible for all costs of attaching and detaching of the Panels.

Approval Procedure. (Prior to award of Building Permit)

Unit owner shall provide the following to the Board of Directors:

- A drawing with applicable specifications of the shutters. Drawing shall be certified by a Professional Engineer licensed to practice in the State of Florida that the design and installation specification is in conformance with all applicable building codes.
- A copy of the following documentation from contractor and engineer:
- Contractor's and engineer's licenses. Contractors must be licensed to perform all work contracted.
- Copy of Declaration Sheet of contractor(s) and engineer's insurance policy(s).

This shall include:

- a. Liability \$1,000,000 minimum
- b. Personal Injury \$1,000,000 minimum
- c. Workers Compensation

Approval Procedure (After award of Building Permit)

Unit owner shall provide to the Board of Directors the following:

- Copy of the Building Permit
- A copy of the drawing as used for the Building Permit
- A Certificate (ACCORD format) from the insurance companies with Casa Di Amici Condominium Association being the designated Certificate holder. Insured amounts shall be as a minimum the above amounts.
- A signed agreement from unit owner(s), contractor and supervising engineer that they will obey all provisions of this policy
- The Board of Directors will approve/disapprove within 7 working days (Saturdays, Sundays, Holidays excluded.)

Upon Completion of the Job

Unit owner shall provide the Board with Certification from the Supervising Engineer that the installation has been made in accordance with all specifications and codes.

Agreement

Unit Number: _____

The following agree to the provisions of this policy while performing work on the above Unit

Unit owner

Date

Contractor

Date