

## Villas I at Waterside Village Association, Inc.

### **Specifications for Hurricane Shutters**

1. Shutters may be installed on any villa as mandated by the Florida Condominium statutes.
2. The shutters may be attached to the concrete lintel below the soffit to protect the sliding glass doors of the villa. No installation will be attached to the roof surface or suspended from the soffit.
3. Wood planking will not be permitted to be attached to the lintel. There shall be a mounting area of adequate size that does not require additional mounting space.
4. The aluminum extruded mounts will be properly installed to ensure a firm base which will support the weight of the shutters.
5. The frames shall be painted a light color similar to the color of the exterior of the villa.

### Unit Owner's Responsibilities:

1. Prior to installation, a "Request for Exterior Modification" must be submitted for approval to the Board of Directors by the Unit Owner and must include the vendor order form containing:
  - a) The product description (cost is not required),
  - b) Shutter dimensions,
  - c) Sample of material to be used, if available, and
  - d) A schematic indicating the placements of the shutters.
2. Any permit required by Sarasota County will be the responsibility of the owner. The installation should be done by a licensed dealer or contractor to ensure proper installation.
3. The Unit Owner agrees to indemnify and hold harmless the Association for any claims or liabilities arising out of, or related to, the shutters. This would also include any collateral damage created by wind or broken equipment.
4. The Unit Owner agrees that the Association owes no duty or any warranty obligations to the Unit Owner, or subsequent owners, as to the work performed.
5. The shutters will be maintained in a presentable and acceptable condition. If and when the shutters are permanently removed, the Unit Owner shall restore the wall to its original condition.
6. If and when the villa is sold, the Unit Owner is responsible for informing the new owner of the acquired responsibility and liability of the shutters.

**NOTE:** The Board of Directors may review other relevant issues, as deemed necessary, when approving or denying a modification request for hurricane shutters.

February 2015