

1) HURRICANE SHUTTER SPECIFICATIONS FOR EXTERIOR WINDOWS AND DOORS OF CARRARA AT TALIS PARK CONDOMINIUM OWNERS' ASSOCIATION

Unit owners should be aware of the following language contained in Paragraph 20 of the Declaration of Condominium General Rules: "All windows and sliding glass doors in the Condominium will contain a special architect-approved laminated glass and have been designed and installed to meet or exceed the wind load and windborne debris impact standards of the hurricane shutters".

Regardless of this fact, F.S. 718.113(5) mandates that the Board of Directors adopt hurricane shutter specifications that shall include color, style and other factors deemed relevant by the Board. A unit owner is not required to install hurricane shutters, but must follow these specifications should they decide to do so. The Association will not install hurricane shutters. Accordingly, as required by Florida Statute 718.113(5), Carrara at Talis Park Condominium Owners' Association hereby adopts the following hurricane shutter specifications:

(a) All hurricane shutters and their installation shall conform to all codes including building codes as may be required by law. The Association shall not be responsible for ensuring that a hurricane shutter or its installation conforms to those codes. If these specifications or any part thereof are inconsistent with an applicable code or building code, the code or building code will apply.

(b) The shutters and all observable hardware shall be a matching color to the wall of the building to which they are attached.

(c) The material used may be one of the following:

1. PVC Stress resistant polyvinyl.
2. Extruded Aluminum with anodized finish.

(e) The style of the shutter may be one of the following:

1. If installed over windows and doors inside of a Lanai, they must be roll down.
2. If installed over any window located outside of the Lanai they must be removable panels.

(f) General Specifications:

1. The hurricane shutters and their installation must conform to the provisions in the Association governing documents that pertain to exterior improvements, provided that those provisions are not inconsistent with the requirements of F.S. 718.113(5).

2. Before installation the unit owner must receive the written approval of the Board of Directors. The unit owner shall submit to the Board the plans, specifications, proposed contract, and any other matter that the Board may request. Installation cannot begin until the Board has provided its written approval to the unit owner. Approval will not be unreasonably withheld. As a part of this application the unit owner will sign a document assuming sole responsibility for all aspects of the installation, use, maintenance and removal of the hurricane shutters and releasing the Association from any liability or responsibility thereof.
3. The Board may, in its discretion, require the unit owner to obtain from an independent professional having qualifications suitable to the Board a writing certifying that the hurricane shutters and their installation meet all applicable codes, and conform to the plans and specifications approved by the Board.
4. In its deliberations the Board may consider any factors whatsoever, which may include, but which shall not be limited to, exterior appearance, structural integrity, and uniformity.
5. The overall costs as well as the protection these shutters provide vary significantly with the quality of material and manufacturer, The Board does not recommend any particular manufacturer or contractor over another.
6. Motorized roll down shutters shall have motors that are UL approved with overload protection.
7. The crank handles on manually operated roll down shutters may either be permanent or removable. In all cases they must be well secured and protected.
8. A licensed, insured contractor shall perform the installation, maintenance, repair and modification under all required building permits. As a condition of its approval the Board may require proof of insurance having coverage limits suitable to the Board. All costs of installation, maintenance, repair and modification of the shutters shall be the sole responsibility of the Unit Owner. For hurricane shutters that are installed on a window that is located outside of the Lanai the installation must provide for all holes and other mounting material remaining on the building after the hurricane shutter is removed to be covered in a fashion so that they are not visible from outside of the building and blend in with the color of the building.
9. The unit owner shall be responsible for any loss or damage to the condominium property, association property, or other property over which the Association has maintenance authority that is caused during the installation, maintenance, repair, modification or removal of the shutters.
10. The unit owner shall obtain instructions from the contractor or manufacturer concerning the proper maintenance, operation, and removal of the shutters. Shutters and hardware shall be removed at the expense of the unit owner upon request of the Board, for the purposes of permitting the proper maintenance and repair of the building. The cost of reinstallation shall be the responsibility of the unit owner.

11. Shutters installed pursuant to these specifications shall be utilized or deployed only in the event the condominium is included in an area subject to a hurricane watch or warning issued by the National Weather Service. They shall not be used or closed for general security purposes, or simply to avoid rain, dirt, sun, etc. The choice to use or not use these shutters is up to the unit owner and the Association assumes no responsibility thereof. If the unit owner uses shutters that are installed on windows located outside of the Lanai, the unit owner must remove those shutters within 72 hours after the watch or warning is cancelled or such time as a named storm is no longer directly threatening the condominium. In the event storm damage prevents this, then within a reasonable time when it becomes safe to do so. For shutters installed within the Lanai the unit owner must raise all shutters to a fully open position within the same time periods stated above. The Board may remove or open the shutters at the unit owner's expense if necessary to ensure compliance with this requirement of timely removal or opening. The deployment of shutters on windows that are located outside of the Lanai and the removal of those shutters shall only be done by a licensed, insured contractor.

(2) ENVIRONMENTAL SCREEN SPECIFICATIONS FOR LANAIS OF CARRARA AT TALIS PARK CONDOMINIUM OWNERS' ASSOCIATION

For purposes of reducing rain, wind, airborne particulate, solar ray, or other environmental conditions, unit owners may seek approval from the board to install mesh roll-down screens inside of their Lanais which, whether up or down, do not break the harmony of the exterior appearance of the Building and meet the following specifications:

1. The screens must be made of a mesh material that is an acceptable shade of black so as to blend with the existing screens of the Lanai. The framing must be bronze or ivory in a shade to match the paint of the Lanai walls or blend with the color of the existing Lanai screen enclosure. The screens must be attached above and on either side of the existing screens and screen enclosures and shall be secured as required by local codes and building codes. Permission to use a different frame color may be submitted however the decision shall be completely within the discretion of the Board.
2. Under no circumstances shall the screens be installed so as to divide the area of the Lanai or interfere in any way with access to the rear stairway fire escape from any portion of the Lanai.
3. No framing may be visible from the exterior of the Building and all framing must be adequately installed to withstand the environmental conditions to which it will be exposed.

4. Whenever the screens are lowered they must not billow and separate in a manner that would break the harmony of the exterior appearance of the Building.
5. Screens shall not be installed until the Unit Owner has applied in writing to the Board for approval of the installation and has received the board's written approval. The unit owner shall submit to the Board the plans, specifications, proposed contract, and any other matter that the Board may request. The Board reserves the right to determine the appropriate colors and materials to be used.
6. A licensed, insured contractor who is in the business of regularly installing screens of this type must perform the installation under all appropriate building permits and, if applicable, the screens installed must be in compliance with all applicable codes and building codes. As a condition of its approval the Board may require proof of insurance having coverage limits suitable to the Board. All costs of installation, maintenance, repair and modification of the screens shall be the sole responsibility of the Unit Owner.
7. It will be the unit owner's sole responsibility to assure that all of the above conditions are met. In the event the installed screens do not meet these specifications, the installation will be removed and the Lanai walls repaired at the Unit Owner's expense.
8. The installation, operation, repair, maintenance and removal of these screens are the sole responsibility of the unit owner. Should the unit owner fail to keep the screens and/or framing in good condition so that they become faded, torn or otherwise no longer are in harmony with the exterior appearance of the Building the Board reserves the right to remove the screens at the unit owner's expense.
9. The unit owner shall be responsible for any loss or damage to the condominium property, association property, or other property over which the Association has maintenance authority that is caused during the installation, maintenance, repair, modification or removal of the screens.