

WILSHIRE PINES I

STORM SHUTTER SPECIFICATIONS

1. The installation and type of shutter or panel must be submitted to the Board for review and approval prior to installation. Approval of an installation shall also include the approval of the shutter/panel contractor.
2. Shutters may either be a roll down type, accordion type of shutter (such as from Rollsafe or a substantially similar company) or pleated aluminum (color to match the building)/ clear lexan panels.
3. Roll down shutters shall be white only and roll up into a valence (this will also match the shutters and blend with the building. Panels may only be clear lexan or painted aluminum to match the building exterior. Accompanying mounting hardware shall be installed in color and manner so as to be minimally visible when the shutters or panels are not in use. "Minimal visibility" shall be accomplished by, but not be limited to, painting of the hardware to match the building color, and hiding or otherwise disguising the hardware to blend in to the building architecture.
4. Panels shall be allowed on all windows. Roll shutters / clear lexan will also be allowed on the second floor units.
5. Shutters and panels shall only be installed by professionally licensed and insured shutter installation contractors. All shutter and panel installations shall be permitted by Collier County, Florida. Proof of insurance and licensing of contractors must be provided to the Board of Directors prior to approval of the shutter or panel installation. The unit owner shall provide the Board evidence that the appropriate government agency has inspected and approved the installation of the shutters/panels within ten days after the unit owner has received an inspection and/or approval from the government agency.
6. The unit owner shall be responsible for all damage to the exterior of the building as a result of installation. If damaged, the Association will have the damage repaired and then collect the cost from the unit owner. Unit owners shall also be responsible for all damage or injury caused by or resulting from improperly installed shutters or panels.
7. The roll down shutters can not be down nor can the panels be installed more than 72 hours before the effects of a hurricane or a similar storm are to be present in Collier County, Florida. This is for security and emergency access to units is not impeded. All shutters and panels must be removed or rolled up within 72 hours after a storm has passed. This is for security and emergency access to units not be impeded.
8. Plywood shall not be allowed as hurricane protection.
9. No owner shall install any type of shutters. Only insured and licensed contractors are allowed to do the installation.
10. Hurricane resistant windows are also an option to be used for protection.