

# PEBBLE BEACH VILLAS

## PROCEDURE #13

### HURRICANE SHUTTER REQUIREMENTS

**Purpose:** The Florida Condominium Act requires that “each board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association to protect units from storm damage, which shall include color, style and other factors determined relevant by the board.”

Based on the above directive, the following set of specifications have been developed by the Board of Directors and will apply to all hurricane shutters.

1. The color of all shutters shall be selected from the current approved colors.
  - a. The buildings color
  - b. The sliders colors
2. Hurricane shutters shall be either of the accordion type or roll-ups or may be used in combination by owners provided they meet the below-listed requirements. Roll-Ups may be either manually operated or operated by a mechanized unit. Roll-ups covering sliding doors are preferred for added protection. No other types of shutters will be permitted.
3. All shutters must meet state/local building codes for wind and impact resistance.
4. Old vinyl/plastic roll-up shutters, currently on some units, do not meet the above codes and cannot be considered in compliance. All these types of shutters can continue to be used if already owned and continually maintained, but no future acquisitions are permitted. Use of plywood is not permitted.
5. First floor Unit-owners may install shutters of the accordion type on all windows since they meet PBV specifications and have unencumbered access for opening, closing and locking from the ground level.
6. On second floor units where there is an awning-type window or sliding glass doors with outside railings, only roll-ups may be used. The railings preclude installation of accordion shutters as well as access to them from the inside for opening and closing.

Front second-floor windows that have catwalk access may have accordion shutters installed since they can be readily opened, closed or locked from the balcony. Three-bedroom units that have front windows with no catwalk access can have only roll-ups installed on these windows. Likewise, side windows in three-bedroom units can only have roll-ups.

7. Clubhouse units will require roll-ups on all windows with the exception of the large bay windows, which can be roll-ups or accordions. In the latter instance, the shutters must be manually closed via ladder from the outside.
8. Owners will choose their own contractors and directly order and pay for their shutters. Shutter contractors must provide owners with a drawing indicating how and where the shutters will be installed. Owners must also obtain permits, as required, in accordance with local code requirements. Further, contractors must provide their Occupational License number and prove that the shutters meet the required wind and impact resistance standards.
9. Before proceeding with installation of shutters, owners must provide the information obtained in Step 8 herein to our Property Manager for review and approval. They will be acting on behalf of the Board of Directors in this capacity.
10. Hurricane shutters, along with any hardware and equipment, installed in accordance with these guidelines, are not covered by the Condominium Association insurance. The individual Unit-owner assumes all responsibility for the insurance, maintenance, repair and appearance of the equipment.
11. Owners must require any vendor to fully repair any holes/cracks in the stucco and/or window frames upon maintenance/installation,
12. Owners who have installed hurricane-rated windows may no longer be using older shutters. In such circumstances the old shutters should be removed or fully maintained for safety and appearance and all holes/damage must be repaired.