

OTHER RESOLUTIONS

1) Hurricane Shutter Guidelines Revised JUNE 2009

The Board of Directors of Vista Del Mar encourages unit owners to take protective measures to reduce the potential for damage to their property due to a hurricane. Any installation of equipment that must be attached to the exterior surface of the building to secure the protective equipment must be approved in writing in advance by the Board of Directors of Vista Del Mar. Failure to obtain this approval in advance could result in the unit owner being required to remove the equipment and return the building to its original condition. Any proposed protective equipment must meet all applicable city, county, state, and federal code requirements.

Hurricane shutters that are removable are an acceptable method of protective equipment because they can be installed during a hurricane warning and removed after the danger has passed. Shutters normally require the permanent installation of a header to be attached to the wall of the building above the window or door opening. Some shutters attach without the use of a header system.

The height of the header must not exceed 5 inches and the depth (distance from wall to front of header) must not exceed 3 inches. The header material must be rustproof metal such as Aluminum and painted to match the color of the portion of the building to which it is affixed. It must be attached with stainless steel fittings. The surface of the header must be smooth or semi-smooth, rectangular or square in shape and not look obtrusive. Proper maintenance of the header is the responsibility of the unit owner. The Association may require the unit owner to remove the header and replace it if repairs to the wall are needed. White or clear removable shutter panels are preferred, however, metallic finish is acceptable.

A shutter system without a header that uses fitting inserts in the wall to which the shutter panels are attached must use stainless steel fittings for the anchor or stud. Both must be painted to match the color of the portion of the building to which they are affixed.

Temporary shutters that must be attached to the condominium structure must be approved in writing in advance by the Board of Directors of Vista Del Mar.

Other styles of protective shutters may only be used if they are mounted inside the unit. These shutters must be attached to the condominium structure in a manner approved by the Board of Directors of Vista Del Mar. No permanent exterior mounted hurricane protection devices are allowed.