

# HURRICANE SHUTTER POLICY FOR CORALSTONE CONDOMINIUM ASSOCIATION'

## A. Owners may have hurricane shutters installed on their units.

1. Owner must receive permission from the Board of Directors prior to the installation. Contact the current Chairperson of the building & Grounds Committee to initiate the approval action.
2. The cost of hurricane shutters and the installation and maintenance thereof shall be solely the responsibility of the Owner.
3. The Selected product must, at a minimum, conform to the Florida Builders' Code, the Miami Dade County Builders' Code and the Indian River county Code.
4. The installation of the product must be made by contractors licensed in Indian River County for such installations.
5. The acceptable configuration, material and color of the selected shutters must conform to those options adopted by the Board of Directors and are enumerated in B below.
6. If access to the roofs is required, the Board of Directors must be notified and roof access instructions obtained for the installation's contractor. Any damage to the roofs or other common elements is the responsibility of the Owner.
7. The Association accepts no responsibility for deploying or removing hurricane shutters. Owners must make their own arrangements for such actions.
8. **Hurricane shutters may be deployed not more than seven (7) days prior to a named (storm) wind event, and removed/opened no later than seven (7) days after the wind event has passed. In the event heavy winds are forecast, this policy will be flexible to accommodate such cases. If in doubt, check with Elliott Merrill Management Company.**
9. Prior to commencement of shutter installation, contractor/Owner must secure all permits required by law and any other engineering which may be required to effect a proper installation.

## B. Acceptable Shutter Configurations:

1. Front of Building - Upper Floor
  - a. Accordions for rectangular windows
  - b. G.E. Lexan XL permanent insert for triangle windows
  - c. Storm panels for rectangular windows.

2. Front of Building - Lower Level
  - a. Accordions
  - b. Storm Panels
  - c. Roll Downs
3. Back of Building - Upper Level:
  - a. Accordions for rectangular windows
  - b. G.E. Lexan XL permanent insert for triangular windows
4. All Side and Porch Windows - Lower Level
  - a. Accordions
  - b. Storm Panels
  - c. Roll Downs
  - d. G.E. Lexan SL permanent inserts for triangular windows

C. Approved Color Configurations

- a. All permanently affixed shutters such as Accordions or Roll Downs, must be white.
- b. Storm Panels may be white, metal, or clear.
- c. Metal used in the fabrication of the shutters must be certified to be of a durable, non-corrosive material.
- d. All exposed tracks or pocketing systems ( housings ) which are permanently attached to the buildings must be white.

- D. Owners are reminded that there may be insurance premium incentives for installation of hurricane shutters and, therefore, you may wish to consult with your Agent.