

The Gables of Vero Beach Condominium Association, Inc.

c/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
Phone: 772-569-9853 Fax: 772-569-4300

HURRICANE SHUTTER AND SCREEN SPECIFICATIONS

The following specification is provided in order to insure maximum shutter/screen life and to minimize damage to exposed balcony slabs from the oceanfront environment. All owners are responsible for compliance with these specifications. The owner must have the contractor incorporate them into the proposed installation contract. The proposed contract is to be submitted to Elliott Merrill Community Management, Inc. for approval by The Gable Board of Directors prior to acceptance by the owner.

SPECIFICATIONS

- All hurricane shutters and screen enclosures shall be white in color and constructed of corrosion resistant material. For railing post maintenance, screens must be easily removable.
- Fasteners greater than 1/4" in diameter are not permitted.
- Ferrous metal fasteners, such as steel or galvanized steel are not permitted in any aspect of the installation. Preferred fasteners are type 316 or 305 stainless steel. Washer type insulators are required (nylon, neoprene, fiber) whenever fastener metal is dissimilar to the base metal.
- Masonry fasteners for balcony installations shall be positioned no less than 10" from floor and ceiling slab edges including 1st floor expansion joint edge.
- Masonry fasteners for balcony installations shall be positioned no less than 3" on center and no less than 5" from floor and ceiling railing post locations.
- Powder actuated fasteners are not permitted. All masonry holes must be pre-drilled, cleaned and caulked with polyurethane caulk before fasteners are installed.
- Shutter and screen framework is not permitted closer than 3" from floor and ceiling railing post locations and may not be anchored to railings.
- Weep holes shall be incorporated in the bottom slot guide to allow water to seep out (when shutters are left open during a rain storm). Another acceptable option would be to install 3 x 1/8 inch powder coated shims under the bottom track that lifts track up, off the concrete slab to allow the water to seep out under the track.
- A copy of the warranty and permit (if necessary) is required to be provided.

By signing below indicates that all above specifications will be adhered to.

Owner Signature

Date

Unit #

Contractor's Signature

Date