

WATERCREST CONDOMINIUM ASSOCIATION INC.

Hurricane / Security Shutter Installation & Replacement Protocol

Design and Installation Guidelines

General

1. At lanai locations, shutters are not to be installed at the outer limits of the lanai. Rather, shutters will be installed to protect single and sliding glass doors in those areas.
2. Electrical junction boxes and conduit have been provided with each unit. Running of wiring and related electrical is to be provided by contractor.
3. If shutters are installed on windows on the side of the building, all are to be protected and electric motor driven. Any shutters installed on sliding glass doors, single door or window on the front or rear lanai/balcony can be of manual operation.
4. The technical details of shutter proposals to unit owners are to be approved by the Association.
5. The unit owner is to coordinate all work with the contractor, and the Association's property manager.
6. The shutter installation will require the use of a bucket truck or like device to access certain installation locations. The use of these devices must be approved by management, in advance of the work being done. Damage to landscaping, sod, or irrigation systems, will be the responsibility of the owner and contractor.

Shutter Characteristics:

All shutters are to be of the rolling type.

Design Criteria:

1. Roll Down Shutters with heavy die cast aluminum side frames.
2. Five sided header box is approved for use.
3. Aluminum slat is approved for use.
4. Header units and vertical retention columns will be factory painted with a color specified by WaterCrest Condominium Association. The aluminum shutter slat is to be white.
5. Shutters must meet current State and Local hurricane wind mitigation standards.

Installation:

1. All shutters are to be installed in strict accordance with approved shop drawings and the manufacturer's printed instructions in a plumb, square, level and straight manner.
2. WaterCrest buildings utilize post-tensioned construction methods. Installers shall exercise extraordinary care in drilling into the slab to avoid damaging cables. Cost to replace damaged or broken cables are the responsibility of the shutter company and the unit owner.
3. Where aluminum surfaces are in contact or fastened to masonry, concrete, wood, or dissimilar metals, except stainless steel or zinc, the aluminum surface shall be protected from dissimilar materials and conform to industry standards.
4. Penetrations are to be sealed to prevent moisture from entering building. The Association will not be held responsible for water damage to any building Unit resulting from shutter installation methods. Owners can be held responsible for such water damage.

Compliance:

1. Final inspection to be performed and approved by local building department to assure compliance with the permit and building codes.
2. The Association shall perform a final inspection for compliance and damage.

Insurance:

1. Shutter vendor will provide an insurance certificate(s) naming WaterCrest Condominium Association Inc. and the unit owner as additionally insured. The vendor shall insure that all of their contractors have in force and have agreed to continuously carry during the period of construction, comprehensive general liability insurance with contractual liability coverage in the minimum amount of One Million Dollars (\$1,000,000), combined single limits, and work person's compensation insurance as required by State Law. No work is to take place until the insurance certificate is received by the Association.

Permit:

1. A permit shall be obtained from the local building department before any site work commences. A copy of the building permit is to be provided to the Association before work commences.

Pricing of Shutters:

1. Unit owners are responsible for negotiating their own purchase agreements, which must be in compliance with this two page document.