

HURRICANE SHUTTER REQUIREMENTS

LAS BRISAS HOMEOWNERS ASSOCIATION

1. Any owner desiring to install hurricane shutters or impact windows must complete the "Las Brisas HOA Request for Architectural Modification" application and follow all the requirements and stipulations contained within the form.
2. The homeowner must also comply with the Las Brisas HOA Requirements for Hurricane Shutters.

All shutters, tracks and installation of hurricane shutters must comply with the Palm Beach County code, which is modeled on the Miami-Dade County code, and resist winds up to 140 miles per hour. Documentation should be included with the application.

Windows

The following are permitted for front, side and back windows:

- 1) Impact glass windows.
- 2) Builder-provided galvanized steel storm panels that were included with purchase of home:
 - a) Tracks for steel shutters can be installed on the top and bottom of front, side and back windows;
 - b) The color of the steel shutter track must be baked-on white enamel if the track is located on the white trim surrounding the window frame;
 - c) The color of the steel shutter track must be painted to match the stucco if the track is not located on the white window trim;
 - d) The size of the steel shutter track cannot exceed the length of the window or trim surrounding the window frame.
- 3) Manually-driven accordion/retractable shutters:
 - a) The color of the accordion shutter track must be baked on white enamel if the track is located on the white trim surrounding the window frame;
 - b) The color of the accordion shutter track must be painted to match the stucco if the track is not located on the white window trim;
 - c) The color of the accordion shutter must be powder-coated white to match the white window trim;
 - d) The size of the accordion shutter track cannot exceed the length or the width of the window or trim surrounding the window frame;
 - e) The size of the accordion shutter's individual panels must be standard six (6) inches in width; and
 - f) The accordion shutter must be a center-split or two-thirds stack to accommodate the window size.
- 4) Roll-up shutters:
 - a) No roll-up shutters will be approved for windows, except for the following:
 - i) On 4-bedroom end units, the window in the arch opening above the front door;
 - ii) On 3-bedroom end units, the large second-floor fixed window on the building side;

- b) The color of the roll-up shutter track must be baked on white enamel if the track is located on the white trim surrounding the window frame;
- c) The color of the roll-up shutter track must be painted to match the stucco if the track is not located on the white window trim;
- c) The color of the roll-up shutter must be powder-coated white to match the white window trim;
- d) If such roll-up shutters are electrically powered, there shall be no visible external wiring.

Rear Lanais (Porches)

For rear lanais, the following are permitted ~~in~~ for the exterior wall openings, whether or not they have screens installed:

- 1) Accordion/retractable shutters mounted outside or inside the exterior wall openings:
 - a) Those parts of the shutter visible from outside the lanai must be white or match the stucco color.
- 2) Roll-up shutters mounted inside the lanai above the exterior wall openings:
 - a) The shutters should not be visible from outside the lanai except when rolled down;
 - a) Those parts of the shutter visible from outside the lanai must be white or match the stucco color;
 - c) Roll-up shutters cannot be mounted outside the lanai.

Installation

- 1) The homeowner must comply with all the conditions of the application, following the approval of the request.
- 2) All installation shall be completed so that there is no damage to the common areas of the Association, the lot of any other resident.
- 3) Installation shall be completed so as not to void the warranty of the Association or any homeowner.
- 4) Installation must not impair the integrity of any building, the common areas or lots.
- 5) The homeowner is responsible for all costs associated with the Hurricane Shutter installation, including but not limited to:
 - a) Repair of any subsequent damage to the common property, other lots, and any other property.
 - b) Reimbursement to residents of the Association for damages caused by shutter installation.
 - c) Payment of medical expenses incurred by persons injured by the installation of hurricane shutters.

Maintenance

- 1) The homeowner is responsible for all costs associated with the maintenance of the Hurricane Shutters.
- 2) The homeowner shall agree to place (or replace), repair, maintain, and move (or remove)

hurricane shutters when necessary.

- 3) The homeowner shall not permit their hurricane shutters to fall into disrepair nor to become safety hazards.
- 4) The homeowner shall be responsible for repair or replacement of the hurricane shutter if the exterior surface of the shutter deteriorates.
- 5) Should the homeowners wish to replace the builder-provided galvanized steel storm panels, with a similar product, the "Las Brisas HOA Request for Architectural Modification" application must be completed. Documentation must accompany the application stating the product meets the Palm Beach County code.