

Westchester Gardens Condominium Association, INC.

Rules and Regulations for External Hurricane Storm Shutters

The following paragraph is quoted from the WGC Declaration of Condominium:

7.14 HURRICANE SHUTTERS. Notwithstanding any provisions set forth herein above to the contrary, the Board of Directors shall adopt and approve a model, style and color of hurricane shutter as a standard hurricane shutter for use in the condominium. A unit owner may install an approved shutter without specific consent from the Board of Directors provided the hurricane shutter and all attachments and equipment conform in all respects to the approved hurricane shutter plans and specifications. No hurricane shutter except the standard model, color and style adopted by the Board of Directors shall be permitted to be installed on the condominium building.

1. General

1. Prior to any installation of hurricane shutters, the unit owner shall submit an ARC Application for Alterations form to the WGC Architectural Review Committee.
2. It is the unit owner's responsibility to obtain all required county and or city permits prior to starting installation of permanently mounted storm protection.
3. It is the unit owner's responsibility to maintain the appearance of any installed equipment including any mounting equipment as well as the building surfaces upon which the system is installed.
4. **Permanently Installed storm protection** may be deployed (closed) from May 1 thru Oct 31 each season. If installed, systems should be closed during named hurricane or severe storm warnings.
5. **Temporary protection systems and equipment** may be used during periods from 48 hours prior to and 48 hours after severe or named storms.
6. Internal Protection systems are not covered by this standard however their installation may require an ARC Request.
7. Installation of "Storm Resistant windows are not covered by this standard but require an ARC Request.

2. Types of Permanently Installed Protection

1. Protection for Lanai Openings

Steel, Aluminum or clear poly-carbonate (clear), roll down or accordion shutters, either electrically or manually deployed, installed outside of lanai openings or sliding glass doors. If metal, these shutters must be white in color so as to closely match the white trim on WCG buildings.

2. Protection for Smaller (Kitchen) windows

Steel, aluminum or poly-carbonate (clear) corrugated or accordion panels. Metal panels must be white in color.

3. Protection for windows originally covered by “Bahama style” shutters or grills.

Steel, Aluminum, fiberglass or composite white, “Bahama Style” shutters or cross-hatched grills that are similar in appearance to the original shutters or grills.

3. Permissible temporary storm protection:

1. Must be installed so as not to damage the building surfaces and structures.
Mounting equipment including screws, clips, tracks, anchors and other fasteners must be of materials that will not discolor building surfaces. Installation must include sealant to protect building integrity.
2. Plywood, painted white, installed outside of openings
3. Removable, metal or composite panels that are temporarily hung from permanent tracks or with permanent mounting hardware