

**HEATHER RIDGE WEST III  
CONDOMINIUM ASSOCIATION, INC.**

**IMPACT WINDOWS  
IMPACT GLASS SLIDING DOORS  
FRONT ENTRANCE DOOR  
FRONT STORM/SCREEN DOOR  
LANAI SCREEN DOOR  
LANAI SCREEN “WINDOW” SLIDER ENCLOSURES  
&  
HURRICANE SHUTTERS**

**AMENDED  
POLICY  
&  
SPECIFICATIONS**

**Amended October 29, 2015 to be effective November 1, 2015; Adopted November 2, 2010 and effective December 2, 2010 by the Board of Directors of the Heather Ridge West III Condominium Association, Inc.**

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**HEATHER RIDGE WEST III  
CONDOMINIUM ASSOCIATION, INC.**

**RESOLUTION OF THE BOARD OF DIRECTORS OF HEATHER RIDGE WEST III  
CONDOMINIUM ASSOCIATION, INC.**

**FOR**

**IMPACT WINDOWS, IMPACT GLASS SLIDING DOORS, FRONT ENTRANCE DOOR,  
FRONT STORM DOOR WITH ADJUSTABLE/OPERABLE GLASS & CHARCOAL/BLACK  
SCREEN, LANAI SCREEN DOOR WITH UPPER AND LOWER CHARCOAL/BLACK  
SCREENS, LANAI SCREEN "WINDOW" SLIDER ENCLOSURES & HURRICANE  
SHUTTERS POLICY & SPECIFICATIONS**

**WHEREAS**, THE BOARD OF DIRECTORS OF HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC., (hereinafter referred to as the Association) is responsible for the operation and maintenance of its building located at 1375 Doolittle Lane, Dunedin, Florida 34698.

**WHEREAS**, The Board of Directors of Heather Ridge West III Condominium Association, Inc. (hereinafter referred to as the Association's Board of Directors) has adopted an **"IMPACT WINDOWS, IMPACT GLASS SLIDING DOORS, FRONT ENTRANCE DOOR, FRONT STORM DOOR WITH ADJUSTABLE/OPERABLE GLASS & CHARCOAL/BLACK SCREEN (hereinafter referred to as Front Storm/Screen Door), LANAI SCREEN DOOR WITH UPPER AND LOWER CHARCOAL/BLACK SCREENS (herein after referred to as Lanai Screen Door), LANAI SCREEN "WINDOW" SLIDER ENCLOSURES & HURRICANE SHUTTERS POLICY & SPECIFICATIONS,"** specifically for the Association.

**WHEREAS**, Section 718.113 (5), of the Florida Statute requires the Association to adopt hurricane shutters specifications that include color, style and other factors deemed relevant by the Association's Board of Directors, and to allow all unit owners who wish to install such shutters, to do so at their own risk and expense.

**WHEREAS**, No structural alterations or physical changes within a unit may be made without prior approval of the Association's Board of Directors as stated in the Declaration of Condominium, Article VI, Section C. This shall include; but not be limited, to terraces, windows, doors, screens, or other improvements.

**NOW THEREFORE BE IT RESOLVED** by the Association's Board of Directors as follows:

**I. GENERAL RULE**

No work may commence until the application process is complete and approved by the Association's Board of Directors and Management Company. The Board shall have ten (10) business days after receipt of application to approve or disapprove the owner(s) application for hurricane protection or front and/or lanai doors.

The installation of hurricane shutters is prohibited except in strict conformity to plans and specifications submitted to the Association's Management Company



## II. DEFINITION

“Hurricane Protection” shall mean any device, installation, equipment or appliance, whether permanently or temporarily affixed, or attached in any manner, **direct drilling into any portion of the building is prohibited**, to any portion of the exterior of the building or any portion of the building so as to be visible from the exterior of the building, used either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain, wind damage or damage from physical object or projectiles carried by the wind.

## III. INSTALLATION REQUEST/PROCESS

A. Any unit owner(s) desiring to install Impact Windows or Impact Glass Sliding Doors or Front Entrance Door or Front Storm/Screen Door or Lanai Screen Door or Lanai Screen “Window” Slider Enclosures and/or Hurricane Shutters shall apply in writing to the Association’s Board of Directors.

B. Each unit owner(s) must submit an application to the Association’s Board of Directors for approval **prior** to the removal of existing windows or glass sliding doors or existing front entrance door or front storm/screen door or lanai screen door or lanai screen vinyl or plastic “windows” and for the installation of Impact Windows or Impact Glass Sliding Doors or Front Entrance Door, or Front Storm/Screen Door or Lanai Screen Door and/or installation of Lanai Screen “Window” Slider Enclosures and/or Hurricane Shutters. The following items **must** accompany **each** application:

- 1) A copy of the Contractor’s Occupation License
- 2) Certificate of General Liability Insurance
- 3) Certificate of Workman’s Compensation Insurance
- 4) Certificate of Competency or Contractor’s License valid in the State of Florida, County of Pinellas, City of Dunedin
- 5) Documentation that provides style, color, design and material specifications of Impact Windows or Impact Glass Sliding Doors or Front Entrance Door or Front Storm/Screen Door or Lanai Screen Door or Lanai Screen “Window” Slider Enclosures and/or Hurricane Shutters.
- 6) Application must also include a description of the area(s) to be protected or shuttered
- 7) Copy of Hurricane Shutters blueprint prepared by a licensed engineer and approved by the State of Florida, County of Pinellas, City of Dunedin Hurricane Guidelines.

C. Within ten (10) business days after receipt of the written request and accompanying documentation, the Association’s Board of Directors shall either approve or disapprove the proposed installation request.

D. No work may commence on a unit until an approved building permit(s) from the City of Dunedin is posted inside the front storm/screen door of the unit.

E. No contractor will be allowed on the property or to begin any work on a unit until the proper application process has been met.



- F. Each unit owner(s) must go through the application process.
- G. No contractor may use the approval of one (1) unit to perform work on another unit.

#### **IV. INSURANCE REQUIREMENTS**

No contractor shall work or install material unless the contractor carries Public Liability Insurance, including complete operations, in an amount not less than \$1,000,000.00 and Workman's Compensation Insurance in an amount not less than \$500,000.00.

Notwithstanding any minimum amount required herein, no insurance coverage shall be less than the minimum amount required by law.

#### **V. UNIT OWNER(S) RESPONSIBILITY**

1. The unit owner(s) is responsible for all costs of installation, maintenance and continued first class upkeep of Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and/or Hurricane Shutters.
2. The unit owner(s) shall permit the Association's Board of Directors to inspect the Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and/or Hurricane Shutters as necessary to ensure compliance with the Association's policy and specifications.
3. The unit owner(s) is responsible for ensuring that the installing contractor has obtained the necessary City of Dunedin's building permit(s) and for adherence to and compliance with all applicable Pinellas County building code together with the current State of Florida Guidelines.
- 4a. The unit owner(s) must install and maintain Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and/or Hurricane Shutters referred to herein, in a first class manner. If the unit owner(s) fails to maintain any of the aforementioned as required herein, after fifteen (15) days of written notice from the Association to the unit owner(s), the Association shall have the right to perform, or have performed, any required maintenance or repair work or installation, at the expense of the unit owner(s).
- 4b. If any Impact Window, Impact Glass Sliding Door, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and/or Hurricane Shutters must be partially or wholly dismantled or moved in order to allow the Association's Board of Directors access to other parts of the unit for which the Association is responsible, the cost of such dismantling or removal shall be borne by the unit owner(s).

5. The unit owner(s) is responsible for any damage to the common elements or other property or units or the building or grounds which is caused as a result of the installation or maintenance of Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosure and/or Hurricane Shutters.

Thank You.

Board of Directors & Management Company

### **TERMS AND CONDITIONS FOR APPROVAL**

The Association's Board of Directors adopted a resolution, entitled "**IMPACT WINDOWS, IMPACT GLASS SLIDING DOORS, FRONT ENTRANCE DOOR, FRONT STORM/SCREEN DOOR, LANAI SCREEN DOOR, LANAI SCREEN "WINDOW" SLIDER ENCLOSURES & HURRICANE SHUTTERS POLICY & SPECIFICATIONS.**"

These specifications establish the minimum requirements for the approval process and installation of Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm//Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and Hurricane Shutters. In addition to technical requirements which may be adopted by the Association's Board of Directors, the following shall apply to all requests and approvals thereof.

1. Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and Hurricane Shutters shall be installed as per specifications as adopted by the Association's Board of Directors.
2. Materials and installations of Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and Hurricane Shutters shall conform to said Resolution "Impact Windows, Impact Glass Sliding Doors, Front Storm/Screen Door, Lanai Screen Door & Hurricane Shutters Policy and Specification" **adopted November 2, 2010, effective December 1, 2010, and amended to include Front Entrance Door and Lanai Screen "Window" Slider Enclosures on October 29, 2015 to be effective November 1, 2015.**
3. All costs in connection with the subject installation of materials shall be borne by the unit owner(s) and not the Association.
4. The unit owner(s) is responsible for all costs of installation, maintenance and continued upkeep of Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, Lanai Screen "Window" Slider Enclosures and Hurricane Shutters.
- 5a. The unit owner(s) will be responsible to maintain Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Storm/Screen Door, Lanai Screen Door, and shall indemnify and hold the Association harmless from any costs and



liability involved in the installation, maintenance, restoration of the area to its original condition, or removal and subsequent replacement/re-installation of the aforementioned.

**5b.** Unit owner(s) electing to replace his/their out-of-code lanai screen “vinyl or plastic windows” and/or electing to install Lanai Screen “Window” Slider Enclosures, he/they will be responsible to maintain the Lanai Screen “Window: Slider Enclosures, and shall indemnify and hold the Association harmless from any costs and liability involved in the installation, maintenance, or restoration of the area to its original condition in the event the Lanai Screen “Window” Slider Enclosures are ever removed.

**5c.** Unit owner(s) electing to install Hurricane Shutters will be responsible to maintain the hurricane shutters, and shall indemnify and hold the Association harmless from any costs and liability involved in the installation, maintenance, or restoration of the area to its original condition in the event the Hurricane Shutters are ever removed.

**6.** The Association has the right to demand that the unit owner(s) maintain and repair Impact Windows, Impact Glass Sliding Doors, Front Entrance Door, Front Door Storm/Screen Door, Lanai Screen Door, Lanai Screen “Window” Slider Enclosures and Hurricane Shutters .and any/all mechanisms used in the operation of the aforementioned.

**7.** If the unit owner(s) fails to undertake any of his/their obligations under these terms and conditions, the unit owner(s) and his/their successors in title agree to allow the Association’s Board of Directors access to the unit for maintenance, repair, or restoration, to pay the cost of that said work, including attorney fees should the Association be required to bring action to enforce the provisions of this document.

**8.** The application for approval to proceed with the installation will be completed by the unit owner(s). The completed application together with the required supporting documentations shall be submitted to the Association’s Board of Directors. The unit owner(s) shall be notified of action taken and a copy of the approval (or denial) request shall be placed in the file of the unit owner(s). **No hurricane protection as defined on Page 4 may be installed until the application for installation has been submitted and approved by the Association’s Board of Directors with written authorization.**

## **SPECIFICATIONS FOR IMPACT WINDOWS AND IIMPACT GLASS SLIDING DOORS**

### **A. IMPACT WINDOWS**

#### **1. Front windows will be replaced as follows:**

- a)** Single hung or double hung acceptable. impact resistance, double pane glass and energy efficient. PGT, Simonton or comparable brand and shall conform to current state, county and city codes.
- b)** Impact Windows with Bright White Vinyl



- c) Horizontal and Vertical Bars/Grids inserted between the glasses of the windows
- d) Screens shall be “half screens” only and charcoal/black in color
- e) Must be secured to building structure utilizing both state and county current hurricane protection regulations and codes.

**2. Rear windows will be replaced as follows:**

- a) Single or double hung acceptable. Impact resistance, double pane glass and energy efficient. PGT or Simonton or comparable brand and shall meet current state, county and city codes.  
(Note: Roll out windows are no longer manufactured.)
- b) Impact Windows with Bright White Vinyl
- c) Full Screens and shall be charcoal/black in color
- e) Must be secured to building structure utilizing both state and county current hurricane protection regulations and codes.

3. Specification must conform to existing appearance of the building and be submitted to the Association’s Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.).

4. Each unit owner(s) must submit an application to the Association’s Board of Directors for approval **prior** to the removal and installation of impact windows. The following items **must** accompany each application:

- a) A copy of the Contractor’s Occupation License
- b) Certificate of General Liability Insurance
- c) Certificate of Workman’s Compensation Insurance
- d) Contractor’s License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin
- e) Documentation that provides style, color, design and material specifications of Impact Windows. Application must also include a description of the area(s) to be protected.

5. No contractor will be allowed to begin any work on a unit until the proper application process has been met.

6. City of Dunedin building permit will be required, **and** its final inspection approval report must be submitted to the Association’s Board of Directors.

7. No work may commence until the approved City of Dunedin building permit is posted inside the front storm/screen door of the unit.

8. No Contractor may use approval of one (1) unit to perform work on another unit.

## **B. IMPACT GLASS SLIDING DOORS**

1. All glass sliding doors shall be impact resistance, double pane glass and energy efficient. PGT, Simonton or comparable brand and shall conform to current state, county and city codes.
2. Impact glass sliding doors shall be impact tested to meet state and county codes.
3. Impact glass sliding doors, size 8.0 x 6.8, (96 x 80) shall consist of two (2) panels and must line up with the center bracket of the screen door.
4. Impact glass sliding doors shall be installed inside the lanai screened area.
5. Impact glass sliding doors shall be white vinyl in color and match existing installations within the Association.
7. Specification must conform to existing appearance of the building and be submitted to the Association's Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.).
8. Each unit owner(s) must submit an application to the Association's Board of Directors for approval **prior** to the removal and installation of impact glass sliding doors. The following items **must** accompany each application:
  - a) A copy of the Contractor's Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman's Compensation Insurance
  - d) Contractor's License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin
  - e) Documentation that provides style, color, design and material specifications of Impact Sliding Glass Sliding Doors. Application must also include a description of the area(s) to be protected.
9. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
10. City of Dunedin building permit will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors.
11. No work may commence until the approved City of Dunedin building permit is posted inside the front storm/screen door of the unit.
12. No contractor may use approval of one (1) unit to perform work on another unit.

## **TECHNICAL SPECIFICATIONS FOR IMPACT WINDOWS & IMPACT GLASS SLIDING DOORS**

1. No Impact Windows or Impact Glass Sliding Doors shall be permitted or approved unless it is determined that the product has been tested by a licensed Florida



engineer to meet local window load requirements of construction established by the local governmental agency.

2. No Impact Windows or Impact Glass Sliding Doors shall be permitted or approved, unless the materials used, incorporated into, or a part of the Impact Windows or Impact Glass Sliding Doors are tested to meet state, county and city codes.
3. Impact Windows **and** Impact Glass Sliding Doors must be in full compliance with the Florida building Code (F.B.C.) which incorporated the American Society of Civil Engineers (A.S.C.E. 7-98) wind load pressurization requirements.
4. City of Dunedin's building permit(s) will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors

## **SPECIFICATION FOR FRONT ENTRANCE DOOR**

### **A. FRONT ENTRANCE DOOR**

1. Front entrance door shall be an impact rated fiberglass door, size 3.0 x 6.8 (36"x80") and shall meet state, county and city codes
2. Front entrance door shall be textured and eight panels.
3. Front entrance door paint formula shall be obtained from the Association's Board Member.
4. Front entrance door maintenance and paint maintenance are the responsibilities of the unit owner(s). The Association paints the Front Entrance Door **ONLY** when the building is painted.
5. Front entrance door peep holes are acceptable.
6. Front entrance door deadbolt lock and door knob or lever handle shall be selected by unit owner.
7. Specification must conform to existing appearance of the building and be submitted to the Association's Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.).
8. Each unit owner(s) must submit an application to the Association's Board of Directors for approval **prior** to the removal and installation of front doors. The following items **must** accompany each application:
  - a) A copy of the Contractor's Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman's Compensation Insurance
  - d) Contractor's License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin



- e) Documentation that provides style, color, design and material specifications of Front Entrance Door. Application must also include a description of the area(s) to be protected.
9. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
  10. City of Dunedin building permit will be required **and** its final inspection approval report must be submitted to the Association's Board of Directors.
  11. No work may commence until the approved City of Dunedin building permit is posted inside the front storm/screen door of the unit.
  12. No contractor may use approval of one (1) unit to perform work on another unit

## **SPECIFICATIONS FOR FRONT STORM/SCREEN & LANAI SCREEN DOORS**

### **A. FRONT STORM/SCREEN DOOR**

1. Front storm/screen door shall be **bronze** in color with adjustable/operable glass and charcoal/black screens. Anderson EMCO 400 Series Self-Storing (bronze) or Larson Tradewinds Self-Storing (earthtone brown) or Window Craftsmaen (bronze and with no spreader bars) or comparable brand in bronze color.
2. Front storm/screen door with only a full length screen **is not** acceptable.
3. Specification must conform to existing appearance of the building and be submitted to the Association's Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.).
4. Each unit owner(s) must submit an application to the Association's Board of Directors for approval **prior** to the removal and installation of front storm/screen door. The following items **must** accompany each application:
  - a) A copy of the Contractor's Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman's Compensation Insurance
  - d) Contractor's License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin.
  - e) Documentation that provides style, color, design and material specifications of Front Storm Door with Adjustable/Operable Glass & Charcoal/Black Screen. Description of the area must be included.
5. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
6. Contractor may not use approval of one (1) unit to perform work on another unit..

7. City of Dunedin's Permit Office shall be contacted to determine whether building permit is required.
8. Should a City of Dunedin building permit be required, no work may commence until the approved building permit is posted inside the front storm/screen door of the unit.
9. Should a building permit be required, a final inspection by the City of Dunedin will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors.

## **B. LANAI SCREEN DOOR**

1. Lanai screen door shall be bronze in color with separate upper and lower charcoal/black screens.
2. Lanai screen door shall have a "T-Bar" separating and supporting upper and lower screens.
3. Lanai screen door with only a full length screen **is not** acceptable.
4. Lanai screen door "kick plate," when installed, must be same size/height and even with both existing screen kick plates to alleviate rain from coming in on the lanai floor.
5. Specification must conform to existing appearance of the building and be submitted to the Association's Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.)
6. Each unit owner(s) must submit an application to the Association's Board of Directors for approval **prior** to the removal and installation of new lanai screen door. The following items **must** accompany each application:
  - a) A copy of the Contractor's Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman's Compensation Insurance
  - d) Contractor's License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin
  - e) Documentation that provides style, color, design and material specifications of Lanai Screen Door. Description of the area must be included.
7. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
8. City of Dunedin's Permit Office shall be contacted to determine whether building permit is required. If yes, its final inspection approval report must be submitted to the Association's Board of Directors.



9. Should a City of Dunedin building permit be required, no work may commence until the approved building permit is posted inside the front storm/screen door of the unit.
10. Should a building permit be required, a final inspection by the City of Dunedin will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors.
11. No contractor may use approval of one (1) unit to perform work on another unit.

## **SPECIFICATION FOR LANAI SCREEN "WINDOW" SLIDER ENCLOSURES**

### **A. LANAI SCREEN "WINDOW" SLIDER ENCLOSURES**

1. Horizontal sliders recommended.
2. Tempered glass, acrylic or vinyl acceptable.
3. Lanai screen "window" slider enclosure specification must conform to existing appearance of the building and be submitted to the Association's Board of Directors for approval. A picture of the product shall be attached with the applications (i.e.: size, material, color, etc.).
4. Each unit owner(s) must submit an application to the Association's Board of Directors for approval **prior** to installation of lanai screen "window" slider enclosures. The following items **must** accompany each application:
  - a) A copy of the Contractor's Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman's Compensation Insurance
  - d) Contractor's License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin
  - e) Documentation that provides style, color, design and material specifications of Lanai Screen "Window" Slider Enclosures. Application must also include a description of the area(s) to be protected be protected.
5. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
6. City of Dunedin's Permit Office shall be contacted to determine whether building permit is required. If yes, its final inspection approval report must be submitted to the Association's Board of Directors.
7. Should a City of Dunedin building permit be required, no work may commence until the approved building permit is posted inside the front storm/screen door of the unit.
8. Should a building permit be required, a final inspection by the City of Dunedin will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors.



## SPECIFICATIONS FOR HURRICANE SHUTTERS

### A. SHUTTERS TYPE & STYLE

1. Roll down hurricane shutters and other types of protection meeting state, county and city codes and thereby approved as protection for non-impact glass windows and lanais by the state, county and city are acceptable.
2. Windows **cannot** have any hurricane shutters or other types of protection mounted on the outside wall surface.
3. All hurricane shutters or other types of protection must fit within the framework of all windows.
4. Hurricane shutters or other types of protection must be installed at the perimeter of all lanais.
5. Drilling into the building is strictly prohibited when installing hurricane shutters or other types of protection.
6. Heather Ridge West III pressurization PSF will need to be determined as part of your site specification documents. They need to meet all current local and state wind load requirements.
7. All hurricane shutters shall be impact tested to meet current state, county and city building codes.
8. City of Dunedin Building Permit(s) will be required, **and** its final inspection approval report must be submitted to the Association's Board of Directors.
9. Hurricane Shutters housing box shall be of a five (5) sided design and **must fit within framework of windows as drilling into the building is strictly prohibited.**
10. Tracks shall be lined with polypropylene or felt runners.
11. Slats shall be minimum 50 mm extruded aluminum with 3" tracks.
12. **Impact Windows meeting state, county and city codes do not require roll down hurricane shutters or other types of hurricane protection.**

### B. MANUFACTURE AND INSTALLATION STANDARDS

#### ROLL DOWN SHUTTERS

1. **Extruded Aluminum** or high density FBC foam filled slats are to be manufactured with extruded aluminum alloy U.O.N. with a factory finished baked on paint or powder coated system with UV inhibitors to prevent fading. The minimum approved aluminum slat is to be a 50 mm extruded slat. **PVC low-density foam filled slats are not acceptable.** Slats must be white in color.
2. **Side Tracks** are to be manufactured with extruded aluminum alloy U.O.N. 6063 T-6 and must be white, 3 inch wide only. Track to be lined with commercial grade tightly woven high-density nylon pile weather stripping felt.
3. **Manual Operation** to be gear type, sealed enclosed casing, permanently lubricated. detachable

handle and universal assembly to be stainless steel or equivalent non-corrosive material.

4. **Motorized Operation** must be only UL listed motors and switches. Motors must be tubular with protected non-corrosive casing and have thermal cut-off protection.
5. **Reel** to be octagonal galvanized steel or aluminum roller tube 6063-T6 for strength and durability.
6. **Housing Box** must be five-sided in shape using the end cap/modular system. Bracket system roll downs **are not** allowed. The housing cover is to be made from smooth aluminum coil and the end cap is to be made from cast aluminum. Lanais must have the housing box mounted against the ceiling slab. Housing size for lanais must be 12” only. **All housing must be in white and must fit within framework of windows as drilling into the building is strictly prohibited.**
7. Hurricane Shutters **must** conform to lanai overall screen layout and design. Paint or powder coated housing box.
8. **Build Out/Framing**, if necessary, is to be extruded aluminum 6063-T6 and white in color.
9. **Bolts and Washers** shall be galvanized or stainless steel with a minimum tensile strength of 33 K.S.I., U.O.N. Pop rivets shall be ¼ inch or 3/16 inch diam. 5052 aluminum alloy.
10. **Storm Bars are permitted** on the lanais but must line up with existing screened lanai panels.
11. **Site Specific Drawings** – The Contractor will be required to provide to the Association’s Board of Directors site specific drawings on proposed Hurricane Shutters to be installed.
12. Manufacturers of hurricane shutters and other types of protection shall be members of the International Hurricane Protection Association (IHPA), a not-for-profit trade association, that does independent testing and engineering for members.
13. Specification must conform to existing appearance of the building and be submitted to the Association’s Board of Directors for approval. A picture of the product shall be attached with the application (i.e.: size, material, color, etc.).
14. Each unit must submit an application to the Association’s Directors of Directors for approval **prior** to the installation of Hurricane Shutters. The following items **must** accompany each application:
  - a) A copy of the Contractor’s Occupation License
  - b) Certificate of General Liability Insurance
  - c) Certificate of Workman’s Compensation Insurance
  - d) Contractor’s License or Certificate of Competency valid in the State of Florida, County of Pinellas, City of Dunedin
  - e) Documentation that provides style, color, design and material specifications of Hurricane Shutters. Application must also include a description of the area(s) to be protected.
15. No contractor will be allowed to begin any work on a unit until the proper application process has been met.
16. City of Dunedin building permit will be required, **and** its final inspection approval report

must be submitted to the Association's Board of Directors.

**17.** No work may commence until the approved City of Dunedin building permit is posted inside the front storm/screen door of the unit.

**18.** No contractor may use approval of one (1) unit to perform work on another unit.



**HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.**

**APPLICATION FOR IMPACT WINDOWS, IMPACT GLASS SLIDING DOORS, FRONT ENTRANCE DOOR, FRONT STORM DOOR WITH ADJUSTABLE/MOVABLE GLASS & CHARCOAL/BLACK SCREEN, LANAI SCREEN DOOR WITH SEPARATE UPPER & LOWER CHARCOAL/BLACK SCREENS, LANAI SCREEN "WINDOW" SLIDER ENCLOSURES AND/OR HURRICANE SHUTTERS**

Unit Owner(s): \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Owner 1 Signature: \_\_\_\_\_

Owner 2 Signature: \_\_\_\_\_

Owner 3 Signature: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

Contractor's Address: \_\_\_\_\_

Contractor's Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Contractor's Signature \_\_\_\_\_

(Contractor has read and agrees to comply with the enclosed Specifications and Guidelines)

Check item(s) below that are to be replaced.

- \_\_\_\_\_ Impact Windows
- \_\_\_\_\_ Impact Glass Sliding Doors
- \_\_\_\_\_ Front Entrance Door
- \_\_\_\_\_ Front Storm/Screen Door
- \_\_\_\_\_ Lanai Screen Door
- \_\_\_\_\_ Lanai Screen "Window" Slider Enclosures
- \_\_\_\_\_ Hurricane Shutters

**HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.**

With this application, the contractor must submit a set of engineer drawings and picture(s) of proposed hurricane protection system(s) or front storm/screen door or lanai screen door or lanai screen "window slider enclosures.

Please place an "x" next to the document(s) that are either attached and/or enclosed with the application.

Engineer drawings are attached:

- Impact Windows
- Impact Glass Sliding Doors
- Front Entrance Door
- Hurricane Shutters
- Front Storm/Screen Door with Adjustable/Operable Glass
- Lanai Screen Door with Separate Upper and Lower Screens
- Lanai Screen "Window" Slider Enclosures\

Pictures of enclosed:

- Impact Windows
- Impact Glass Sliding Doors
- Hurricane Shutters
- Front Entrance Door
- Front Storm/Screen Door with Adjustable/Operable Glass
- Lanai Screen Door with Separate Upper and Lower Screens
- Lanai Screen "Window" Slider Enclosures

Layout Drawing(s) included:

- Impact Windows
- Impact Glass Sliding Doors
- Hurricane Shutters
- Front Entrance Door
- Front Store/Screen Doors with Adjustable/Operable Glass
- Lanai Screen Door with Separate Upper and Lower Screens
- Lanai Screen "Window" Slider Enclosure

**HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**SIGNATURE PAGE**

THE ATTACHED APPLICATION WAS APPROVED ( ) DENIED ( ) ON THIS, THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**Amended October 29, 2015 to be effective November 1, 2015; Adopted November 2, 2010 and effective December 2, 2010 by the Board of Directors of the Heather Ridge West III Condominium Association, Inc.**





**HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**APPROVAL SHEET**

THE ATTACHED APPLICATION WAS APPROVED ( ) DENIED ( ) ON THIS, THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ for \_\_\_\_\_ Unit # \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**APPROVAL OF APPLICATION INCLUDES THE FOLLOWING:**

**City of Dunedin's Permit Office shall be responsible for reviewing all contractor documentation attached to this application and not the Board of Directors of the Heather Ridge West III Condominium Association, Inc., per meeting on December 31, 2015 with a staff member of the Permit Office and the Association's President. The Permit Office shall also review all other documentation attached to this application.**

**Contractor shall not place items such as product(s), electrical cords, hoses, etc. on walkways that will impede ingress or egress to walkways or cause possible harm or injury to an individual.**

**Contractor shall not place any product(s) or product related item(s) on walkways or lanai floors for the purpose of cutting or trimming.**

**Unit owner(s) must be present or make arrangements to have someone to "sit his/her unit" at time of removal/installation of product(s). No member of the Board of Directors of the Heather Ridge West II Condominium Association, Inc. can "sit a unit" due to Association liability issues**

---

**Amended October 29, 2015 to be effective November 1, 2015; Adopted November 2, 2010 and effective December 2, 2010 by the Board of Directors of the Heather Ridge West III Condominium Association, Inc.**





HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS

APPROVAL SHEET

FRONT STORM/SCREEN DOOR & FIRST FLOOR LANAI SCREEN DOOR-

THE ATTACHED APPLICATION WAS APPROVED ( ) DENIED ( ) ON THIS, THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ for \_\_\_\_\_ Unit # \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

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HEATHER RIDGE WEST III CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS

APPROVAL SHEET

LANAI SCREEN "WINDOW" SLIDER ENCLOSURES

THE ATTACHED APPLICATION WAS APPROVED ( ) DENIED ( ) ON THIS, THE  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ for \_\_\_\_\_ Unit # \_\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

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