

Palm Colony at Pelican Landing

Adding or Replacing Hurricane Shutters

General Overview of Procedures and Specifications for Adding or Replacing Hurricane Shutters

To assist owners who are considering adding or replacing hurricane shutters on their lanai and/or on other exterior windows of their unit, the following summary of procedures and specifications to be followed have been developed. In addition, the Board of Directors has also adopted detailed specifications and related procedures and understandings pertaining to the installation of hurricane shutters.

1. With the *prior written approval* of the Palm Colony Board *and* the Pelican Landing Community Association (PLCA), unit owners may add or replace hurricane shutters to protect their lanais and other exterior windows of their units.
2. Unit owners desiring to add or replace hurricane shutters should first seek the approval of the Palm Colony Board. Once this approval is given, the unit Owner will promptly notify PLCA's Director of Covenant Enforcement of this decision to request approval for the proposed project.

The form to be completed and sent to PLCA is a "Non- Structural Change Form" and can be obtained at the Pelican Landing Community Center or from their website at pelicanlanding.org (and clicking on the section called the Design Review Committee).

3. A set of detailed specifications and related procedures and understandings pertaining to hurricane shutters is available from the Association and should be read carefully by the unit owner(s) and shared with the contractor to be used. These detailed specifications are posted on the Palm Colony Association's website under the section labeled "How to Make Unit Changes" or are available from our property manager at Alliant Property Management, LLC.
4. In general:
 - The shutters to be installed must meet all wind load requirements set by the local government agency having jurisdiction over construction in the Association.
 - Shutters installed on lanais can be either: (a) aluminum rolling or roll down shutters; or (b) a roll-down hurricane wind abatement screen.
 - The color of the slats on aluminum lanai shutters and their housing box must be "tan". The color of a roll-down hurricane wind abatement screen and their housing box must either be "tan" or "brown". The color of shutters installed on the exterior of windows must blend with the color of the building.
 - The shutters to be installed must meet or exceed all specifications outlined in the written specifications set by the Association.
5. In seeking approval from the Association, the unit owner(s) must provide the Association with all information outlined in the detailed specifications and related procedures and understandings pertaining to hurricane shutters. These include:

- A copy of an Occupational License and a Certificate of Competency or Contractor's License valid in Bonita Springs, Florida for the contractor to be used by the unit owner(s).
- The contractor selected by the unit owner(s) must at all times be covered by Public Liability Insurance as defined in the specifications.
- A set of drawings from a licensed Florida engineer certifying that the shutters to be installed comply with applicable building codes.
- A color sample for shutters or screen to be installed on a lanai must be submitted.