

**SPECIFICATIONS FOR THE INSTALLATION OF HURRICANE SHUTTERS  
AND ASSOCIATED PARTS AND TRIM FOR THE SHORES OF LONG BAYOU  
HOMEOWNERS ASSOCIATION, INC.**

**PREAMBLE:**

All of the covenants of this regulation are meant to establish a set of standards offering a broad range of options for the installation of hurricane shutters.

Any individual Building Association, under the umbrella of The Shores of Long Bayou HOA may, by action of its Board, further restrict any of the covenants of this regulation to satisfy the wishes of that individual Building Association.

1. Hurricane Shutters (hereinafter called Shutters) must meet Pinellas County Building Codes for hurricane shutter installation.
2. The ***Request for Architectural Changes*** form must be properly filled out and approved by the applicant's Building Board of Directors and then approved by the Architectural Committee.
3. Shutters shall be installed by contractors who hold the occupational license and Certificate of competency as required by the governmental agencies having jurisdiction over contractors engaged in Shutter installation.
4. Shutter installation shall not begin until the Architectural Committee has approved the application and the contractor has obtained any building permits required by the governmental agencies having jurisdiction over the Shutter installation.
5. Contractors proof of insurance must be provided to the unit owner who will provide a copy to the Building Board of Directors. Contractors shall maintain Public Liability Insurance of not less than \$300,000.00 per occurrence; Worker's Compensation Insurance of not less than \$300,000.00; and Automobile Liability Insurance, including non-owned automobiles, of not less than \$300,000.00 per occurrence.
6. Unit owners shall be responsible for all damages to the common elements, limited common elements and other Association property resulting from the installation of the Shutters which are not covered by the contractor's liability insurance as stipulated in number five (#5).
7. Unit owner shall be responsible for delivering to the Building Board of Directors a copy of the final inspection report of the building inspector from the governmental agency issuing the building permit—all work is to be permitted. The Architectural Committee has the right to view the completed work after giving notice to the unit owner.
8. Shutters shall be of the rolling, accordion or panel type.
9. Rolling type Shutters shall be operated manually or motorized. Motorized units shall be equipped with manual override. If motorized, the complete electrical system shall be UL approved and installed in accordance with the National Electric Code, local electrical standards, and codes of the governmental agencies having jurisdiction over the installation.

10. Color for the permanent Shutters shall be white, cream or ivory to blend with the exterior color of the building. Removable panel type Shutter finish may also be clear or unpainted aluminum. Shutters that become unsightly or unsafe with age due to oxidation, sunlight, or any other cause must be repaired or replaced to return to good condition to the satisfaction of the Architectural Committee.
11. All Shutters are to be made of materials designated by applicable codes for hurricane shutters.
12. Unit owners shall agree to give the Association reasonable access for purposes of maintaining any common elements or limited common elements which may be restricted by the Shutters, or to pay the Association the reasonable cost incurred by the Association to gain access. With unit owners' written permission, access shall be granted to raise or lower Shutters.
13. Unit owners shall agree to reimburse the Association for any reasonable extra expense, which the Association may incur for the maintenance of common elements or limited common elements if the extra expense is incurred because of the Shutters.
14. Unit owners shall agree to accept sole responsibility for the cost of maintenance, repair, removal and replacement of the Shutters.
15. Unit owners who do not wish to install Hurricane Shutters may have Hurricane Protective Film installed on the inside of their windows and glass doors, provided that they obtain approval from their Building Associations Board of Directors prior to installation. Clear or gray film is acceptable. Highly reflective, extremely dark film and colored (other than gray) films will not be approved.
16. Shutters for all windows and doors shall be installed outside the windows and doors. Shutters for all lanais in the condominium may be installed on the building wall outside of and adjacent to the sliding glass doors, inside and adjacent to the screens or outside of the lanai and adjacent to the screens. Installations completed prior to this approved specification are grandfathered hereby. Buildings that have awnings may require modification to them to accommodate the Shutters. Such modifications will require approval of the individual building Board of Directors and the Architectural Committee prior to shutter installation.
17. The Association assumes no liability under any circumstances for any damage or expense arising out of or concerning the construction, installation, upkeep, use or performance of the Shutter. Unit owners are responsible for maintenance expenses incurred.
18. Any Shutter application rejected by the individual building Board of Directors or the Architectural Committee for being in conflict with this policy may be appealed on a case by case basis to the HOA Board by the unit owner for a variance.

**◆ APPROVED BY THE SHORES OF LONG BAYOU HOA  
BOARD OF DIRECTORS ON FEBRUARY 18, 2005**