

RESOLVED, that in accordance with Article XI of the Declaration of Condominium, as amended, the following specifications for hurricane shutters for Buildings 1 and 2, also known as 9007 and 9013 Somerset Bay Lane, are hereby adopted:

- 1) As to type, color, and quality, the specifications set forth in the five page submission by the architect's for the condominium buildings, Robert M. Swedroe, Architects and Planners, dated March 25, 2006; a copy of which is annexed here to as Exhibit A.
- 2) As to rules for deployment:
 - a) The shutters must be opened at all times except during routine maintenance or after a tropical storm warning or a hurricane warning has been issued by the National Weather Service for the treasure coast area;
 - b) The shutters must be reopened within ten days after the tropical storm or hurricane, or the warning thereof, has passed, unless the shutters are inoperable due to storm damage, in which case they must be reopened within a reasonable time allotted for repair;
 - c) It is the responsibility of the unit owner to maintain the shutters and any damage to the building structure shall be repaired by the Association at the unit owner's expense;
 - d) The Association reserves the right to enforce the rules for deployment at the unit owner's expense.

WHEREAS, a group of unit owners from Buildings 1 and 2 have presented to the Association a proposal from Steve Lundy D.B.A. Lundy's Screen Rooms (the Lundy Proposal) for the installation of white, accordion aluminum shutters, and

WHEREAS, the Lundy Proposal does not fully meet the specifications adopted by the Board of Administration (for example, the specifications call for fasteners to be of stainless-steel, self-tapping-machine-screws or aluminum-alloy-2024-T4 pop-rivets and the Lundy Proposal uses stainless steel or ceramic coated fasteners, and the specifications call for a ten year warranty and the Lundy Proposal a five year warranty) but time is of the essence for shutters to be installed for the 2006 hurricane season.

NOW THEREFORE BE IT RESOLVED, that the Board of Administration hereby permits the unit owners of Buildings 1 and 2 to arrange at their own expense for the installation of the shutters described in the Lundy Proposal; and if any unit owner in Buildings 1 and 2 is unable to provide for the deployment of the shutters in accordance with the rules of deployment as adopted by the Association, the Association will undertake to deploy the shutters for the unit owner at a cost of \$100.00 per annum, payable on or before August 1 of each year.

ACCORDION STORM SHUTTERS

Part 1 – General

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Accordion Storm Shutters at exterior existing window and door locations as indicated on Drawings.
- B. Related Sections include the following:
 - 1. Division-5, Section 05120- “Structural Steel”.
 - 2. Division-5, Section 05500- “Metal Fabrications”.
 - a. Division-6, Section 06100- “Rough Carpentry”.
 - 4. Division-8, Section 08800- “Glazing” for glass units installed in metal-framed skylights.
 - 5. Division-8, Section 08163- “Sliding Aluminum-Framed Glass Doors”.
 - 6. Division-9, Section 09220- “Portland Cement Plaster (Stucco)”.

1.3 SUBMITTALS

- A. Product Data: Include construction details, material descriptions, dimensions and profiles of components, finish, fabrication and installation for each type of Accordion Storm Shutter specified.
- B. Shop Drawings: For Accordion Storm Shutters: Include plans, elevations, sections, details, fabrication, installation and attachments to other work.
- C. Samples: Submit two (2) samples of exposed- finish required 3-inches-by-5-inches in size of same thickness and material indicated for final Unit-of-work, illustrating factor-finished-unit-colors-and-surface-texture. For initial selection:
- D. Operation and Maintenance Data: Manufacturer’s Printed Instructions for maintaining operating-hardware and finishes.
- E. Submit current Miami-Dade County Product Approval “Notice of Acceptance”.

1.4 QUALITY ASSURANCE

- A. **Source Limitations:** Obtain Accordion Storm Shutters as complete units including fittings, accessories, and anchoring devices through one source from a single manufacturer.
- B. **Manufacturer shall have five (5) years documented experience producing products specified in this section.**
- C. **References:**
 - 1. ASTM B-209/B-209M-04 - "Standard Specification for Aluminum and Aluminum --Alloy Sheet and Plate.
 - 2. ASTM B-221/B-221M-02 - "Standard Specification for Aluminum and Aluminum --Alloy Bars, Rods, wire, Shapes, and Tubes".
- D. **Installer Qualifications:** An experienced installer to assume engineering responsibility who has specialized in installing Accordion Storm Shutters similar to those indicated for this Project and who is acceptable to manufacturer.
- E. **Regulatory Requirements:**
 - 1. Specified products shall conform to requirements of Florida Building Code 2001 Edition
 - 2. Specified products shall comply with requirements of ASCE 7-95- "Minimum Design Loads for Building and Other Structures".
- F. **Professional Engineering Qualifications:** A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of kind indicated. Engineering services are defined as those performed for installations of skylights that are similar to those indicated for this Project in material, design, and extent.
- G. **Comply with applicable sections of Florida Building Code, 2001 Edition, and Local Authorities having jurisdiction.**

1.5 WARRANTY

- A. **General Warranty:** Special Warranty specified in this Article shall not deprive owner of other rights the owner may have under other provisions of Contract Documents, and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of Contract Documents, including, but not limited to, requirements of State of Florida Statue Article 718-203 from Date of Substantial Completion.
- B. **Manufacturer's Special Warranty for Accordion Storm Shutters:** Written Warranty, made out to Owner and signed manufacturer, guaranteeing weather tight and leak-free performance and agreeing to replace Accordion Storm Shutters due to defects in materials and workmanship within specified warranty period indicated below.
 - 1. **Warranty Period:** Ten (10) years from Date of Substantial Completion.

1.6 DELIVERY AND STORAGE

A. Storage and Protection:

1. Store products of this section in Manufacturer's unopened packaging until installation.
2. Maintain dry, temperature-controlled storage-area for product of this section until installation

1.7 JOB CONDITIONS

A. Existing Conditions: Obtain field-measurements of existing opens and verify Shop-Drawing dimensions prior to fabrication of units.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Accordion Storm Shutters: Subject to compliance with requirements and maintenance of current "Notice Of Acceptance" from Miami-Dade County Product Control, all manufacturers offering products which may comply with quality levels described in these specifications may be incorporated into work.

B. Subject to compliance with requirements, products that may be incorporated into Work include:

All Broward Hurricane Panel, Inc	(954)-974-3300	www.hurricanes shutter.com
Rollaway Storm & Security Shutters	(727)-576-1143	www.roll-a-way.com
Rollingshield	(305)-436-6661	www.rollingshield.com
Willard Shutter Co.	(800)-826-4530	www.willardshutterco.com

C. Substitutions:

1. One substitute Manufacturer may be submitted on completed request form for each product specified in this section.
2. Architect will consider Substitutions for Brand Name Products Specified provided Products proposed are in compliance with the Requirements of Specifications and are equal to or better than approved product.
3. Architect reserves right to reject any Product which, in his opinion, will not produce quality of Work specified herein.

2.2 MATRERIALS

A. Aluminum Sheet: Shall conform to ASTM B-209-04.

B. Aluminum Extrusions and Shapes: Shall conform to ASTM B-221-02

2.3 FABRICATION

- A. Accordion Storm Shutters Shall be fabricated of Aluminum Sheet. Alloy 3004-H36, and shall have a minimum-sheet-thickness of 0.025-inch
- B. Anchoring Devices: Shall be of type and size specified in Manufacturer's Printed Instructions for Project Conditions.
- C. Shutter Manufacturer's Standard Mounting Hardware Shall be as follows:

Side Hinges	Shall be Aluminum continuous piano-hinges with AAMA anodized finish r1-201.
Single Head Rail	Shall be Aluminum Extrusions, alloy 6063-T6, single wall mounted rail, continuous-full length as indicated.
Double Head rail	Shall be Aluminum Extrusions, alloy 6063-T6, single wall mounted rail, continuous-full length as indicated.
Roller Bracket	Shall be Aluminum Extrusions, alloy 6063-T6, door mounted with nylon roller.
Single Sill Track	Shall be Aluminum Extrusions, alloy 6063-T6, single wall mounted sill, continuous full length as indicated.
Double Sill Track	Shall be Aluminum Extrusions, alloy 6063-T6, single wall mounted sill, continuous full length as indicated.
Guide Stud	Shall be Aluminum Extrusions, alloy 6063-T6, vinyl-coated, door-mounted for aligning bottom of door with sill track.
Locking Device	Shall be flush-bolt mounted at foot bottom.
Finish	Shall be as White Backed on or powder coat finish

- D. Fasteners: Shall be stainless steel self-tapping-machine-screws, or aluminum alloy 2024-T4 pop rivets, Manufacturers option.
- E. Internal Reinforcement: Shall be Aluminum Extrusion, Alloy 6063-T5, Mill-Finish, Formed to I-Beam-profile to fit inside frame with a minimum wall thickness of 0.062-inch.

2.3 FACTORY FINISH

- A. Box Cover, Side Frames and Track: Baked on powder coat finish
- B. Roll-Up Slats: Electrostatically-applied ESP paint finish
- C. Color: White

PART 3 -- EXECUTION

3.1 PREPARATION

A. Verify opening sizes and existing conditions and substrates are prepared to receive products specified.

B. Have installer examine conditions under which construction activities of this section are to be performed and submit written notification if conditions are unacceptable.

3.2 INSTALLATION

A. Install products specified in accordance with Architect approved shop drawings, manufacturers printed Installation instructions and in compliance with Miami-Dade County Product Approval – “Notice of Acceptance”.

3.3 CLEANING

A. Adjust operating-hardware for correct operation of units in accordance with manufacturer’s Printed Instructions.

B. Clean finishes of units in accordance with manufacturer’s printed instructions. Repair minor finish damage to units in accordance with Manufacturer’s Printed Instructions. Architect shall be sole judge of Acceptability of repairs.