

Hurricane Specifications

Revised 3/30/2016

Notice to All Condominium Associations and Independent Property Owners within Section 22

The Florida Condominium Act provides that each Condominium Board must adopt specifications for hurricane shutters or other protective devices. Similarly, Independent Owners within Section 22 who intend to install hurricane shutters or other protective devices are required to adhere to the following specifications for shutters or other types of protective devices adopted by the Section 22 Board of Directors.

The specifications for shutters and other protective devices include color, type, style and other factors deemed relevant by the Board. In the event of a conflict between the Section 22 specifications and those of condominium associations, the more restrictive requirements shall take precedence. Shutters and other protective devices must comply with requirements of the State of Florida's Standard Building Code and the South Florida Building Code.

Hurricane shutters and other approved protective devices are recognized means of protecting against property damage. Conversely, the Boards of Condominium Associations and, Section 22 having adopted such specifications, have the authority to regulate the style, type, color and manner of installation in the interest of preserving the aesthetic appearances of our neighborhoods.

An Application For Architectural Review for the installation of shutters or other protective devices by condominium association homeowners or independent property owners must be filed with and receive approval from the Section 22 Architectural Review Committee. Condo association applicants must first receive approval from their association's Board before submitting an application to the ARC.

The various types of shutters and protective devices are generally as follows:

Permanent Shutters

Roll-up Shutters and Fabric Screens - attached above window or door and stored in an enclosed box when not in use.

Accordion Shutters – one or two-piece shutters housed at sides of windows or doors when not in use.

Clear Polycarbonate Panels attached with anchors or tracks.

Temporary Protective Devices

Removable Panels - Plywood, Sheet Metal, Steel, or Aluminum panels attached with anchors or tracks.

Fabric Screens - Screens that require hooks or tracks for installation. Blocks debris and can be seen through. Approved by Florida Building Codes. Note: Product manufacturer states that this product may experience decreased life expectancy if exposed to direct sunlight for extended periods of time.

Hurricane Protective Devices may not be left in position after hurricane season has passed on windows, or garages visible from the street.

Temporary Protective Devices may be used as protective measures against “named” storms but must be removed within ten (10) days after the storm has passed, unless extenuating circumstances do not allow strict adherence to this requirement. In such case, an extension of time may be granted by the Section 22 Board Directors.

Under the “Remedies for Violations” provisions of the Declaration of Restrictions, Section 22 may remove such temporary protection if the above requirement is not complied with, and such removal shall be at the expense of the applicable party (homeowner, condo association, etc.)

Additional Provisions:

Hurricane shutters and other protective devices (excluding temporary protections) shall be of a neutral color (i.e. white, light tan, bone, or gray). Other colors require approval by the Architectural Review Committee. The exception will be storm protection devices used inside the lanai on the rear of the house, these screens can be a darker color.

Installations must be performed by qualified, licensed and properly insured Installers. However, Lee County allows an Owner/Builder of a single family home to do the installation in accordance with the County’s regulations.

Permits for the installation must be obtained by the Installer and properly posted.

All fittings and anchors must be of anodized aluminum or stainless steel.

Doors – If an existing garage door is not a wind-loaded door, consider adding vertical support bars. Front doors may also have added protection by the installation of proper top and bottom bolts.

Mary Pace Shannon
ARC Chairman