

RiverPlace at Summer Beach Property Owners Association, Inc.

Policies and Procedures

Name of Policy: Shutters

Policy Number: RP11

Date: 6 19 2013

Reference to CCR's: II E

A. General - During the painting project it was noted that some shutters were damaged and others required excessive preparation for painting, because of their poor condition. The original shutters in RiverPlace were made of the lightest and cheapest grade of materials, and cannot be expected to last for a long time. The Board has searched for a vendor of an equivalent product for possible replacement and has approved (vendor/make/model) shutters, a price list for which is available from PMSI.

The replacement shutters are made of stronger material than the current shutters and are visually almost indistinguishable from current shutters. They come in two versions, one of which is intended more to just provide shade, the other being approved as "impact resistant", in effect being a form of "hurricane shutter". The impact resistant shutters provide a degree of hurricane protection, while other hurricane shutter types (roll down for example) are more hurricane resistant. Both versions would require painting to match the color schemes selected for the painting project.

B. Procedures

If during the painting project a shutter is found to be damaged or deteriorated to the degree that preparation for painting is very excessive and the repaired shutter is not likely to last much longer (in the opinion of the Board, advised by the coating contractor and the engineering firm employed by the Board), the respective owner will be notified and that owner will have the choice of purchasing either version of the new approved standard shutter and have it installed in time to maintain the painting project schedule. If the owner does not make the required purchase, the Association will do so (using the non-impact version) and issue a parcel assessment to the owner for the cost of the shutter and its installation.

Further, any owner at any time may have any number of shutters replaced at their expense, so long as the replacement shutter meets the new standard. Replacement shutters must be painted to match the approved color scheme for the given building, at the owner's expense, in a manner consistent with the standards for coating approved for the current painting project. If this is not done within 30 days of installation of the new shutter(s) then the Association will contract for the painting of the new shutters and issue a parcel assessment to the respective owner for the cost. Any proposed shutter replacement by an owner must be submitted for review and approval by the ARB. Even if such a replacement meets the standard for replacement shutters, the ARB still must review the request to assure that scheduling of the work is appropriate, the proposed contractor meets ARB requirements, and there are no unexpected or unusual considerations.