

HURRICANE SHUTTER POLICY

5-25-2013 REVISION

This document provides guidelines for use and removal of storm shutters used to help protect windows and doors from hurricane force winds.

All hurricane shutters must comply with all applicable State of Florida and Sarasota County building codes. Installation of hurricane shutters should be performed by contractors licensed and insured to complete this type of work.

SHUTTER REQUEST FORM

If you propose installing shutters, it is necessary to complete a Modification Request Form seeking approval prior to installation. The purpose of this is to ascertain that the appearance and type of shutters meet the overall architectural standards of the VG&CC.

SHUTTER TYPES

The Master Association classifies shutters into three basic types:

TYPE 1 – *Permanent shutters*, are defined as normally factory made, fixed to a door, a window frame, or the structure. Some examples of this type are: Roll-down (aluminum or fabric), Accordion, Bahamas, and Colonial.

TYPE 2 – *Semi-Permanent shutters* are defined as being connected to permanently installed frames, fixtures, or fasteners. These shutters often referred to as storm panels have a finish or painted surface that are cut and fitted on the job site, and then stored for subsequent installation. Some examples of these are – Lexan corrugated panels, painted aluminum or steel corrugated panels, honeycombed polycarbonate sheets, or high strength fabrics.

TYPE 3 – *Temporary shutters* are defined as ‘home made’ or cut-to-fit material that are either nailed or screwed to the doors, windows or structure. Some examples of these types are plywood, built-up pieces of wood, mill finished aluminum or steel storm panels, or other unpainted/unfinished materials.

Shutter Appearance

Type 1,2, & 3 shutters that are made of material other than Lexan or similar polycarbonate material are required to be a single color, have a clean appearance and be free from writing or painted designs

HURRICANE SEASON

The hurricane season in Florida is officially June 1 through November 30 of each year.

OCCUPIED HOMES – SHUTTER USE

Type 1: Shutters may be closed when “storm watches” are announced and should be opened within one week after the threat has passed.

Type 2: Shutters that are not visible from the street or golf course may remain installed for the duration of hurricane season.

Type 2: Shutters visible from either the street or the golf course may remain installed for the entire hurricane season provided that they are made of transparent material (e.g. polycarbonate) or are custom made /painted to match or compliment the architecture and color of the home. Custom made or painted shutters require ARC approval to remain installed for the duration of hurricane season.

Type 3: Shutters may be fitted when ‘storm watches’ are announced and must be removed within one week after the threat has passed.

Type 3: Shutters installed for the duration of a specific hurricane, or series of hurricanes that are forecasted to arrive in close proximity to each other, do not require ARC approval.

Type 3: Shutters may remain installed for the duration of the hurricane season providing they are not visible from the street or from the golf course, across a preserve or from a neighboring property. In these circumstance the shutters do not have to be painted but must be single colored, have a clean appearance and free from writing or painted designs.

Caution: Ensure that shutters covering bedroom windows can be removed from inside to provide emergency exit in case of a house fire, partial collapse or other emergency.

UNOCCUPIED HOMES – SHUTTER USE

Type 1 shutters may be closed from May 1 through the entire hurricane season.

Type 2 shutters may remain closed for the entire hurricane season.

Type 3 shutters can only remain installed throughout the hurricane season providing they are not visible from the street, the golf course, across a preserve, or from a neighboring house. If these requirements are not achievable then Type 3 can only be installed when a ‘storm watch’ is announced, and must be taken down within one week after the threat has passed.

The ARC is not responsible for and does not endorse the structural integrity or the capability to withstand hurricane force winds of any of the shutters approved for installation

If you have questions, or require further clarification on hurricane shutter policy please do not hesitate to contact the Master Association.

TYPES OF HURRICANE SHUTTERS
Permanent- Colonial, Bahama, Accordion, Roll Down
(Metallic & Fabric)

Colonial Shutters



Bahama Shutters



Accordion Shutters





Roll Down Shutters Aluminum



Roll Down Shutters Fabric



Removable Shutters: Panels-Painted, Aluminum, **Polycarbonate**





Removable Shutters: Fabric- Armour Screen

