

VIERA EAST COMMUNITY-WIDE STANDARD  
FOR SHUTTER INSTALLATIONS

(Revised by the Board of Directors of Viera East Community Association, Inc. on March 26, 1998)

WHEREAS, the Community Architectural Review Committee (the "ARC") is currently applying a Community-Wide Standard with respect to the installation and use of storm and security shutters which generally prohibits the use of such shutters other than in advance of and during storm events such as hurricanes;

WHEREAS, residents of Viera East have requested an evaluation of the current Community-Wide Standard applicable to storm and security shutters to allow the installation of such shutters to secure a residence while its occupant are absent;

WHEREAS, the ARC has carefully reviewed the matter of storm and security shutters and the aesthetic impact of the use of such shutters for extended periods during which a residence is unoccupied; and

WHEREAS, the ARC has determined that modification of the current applicable Community-Wide Standard to permit the protracted use of such shutters for security purposes will be of significant benefit to the residents of Viera East and will not materially adversely effect the aesthetic integrity of Viera East or the property values therein.

BE IT RESOLVED that the Board of Directors of Viera East Community Association, Inc. hereby adopts the following standard regarding the installation and use of shutters for architectural, storm and security purposes as the Community-Wide Standard for such appurtenances replacing and superseding all current community standards and guidelines to the extent such are inconsistent with the following standard.

COMMUNITY-WIDE EXTERIOR SHUTTER STANDARD

Except for Emergency Materials (as defined hereinbelow), any exterior shutter intended as a permanent attachment to a residence or intended for periodic use as a storm, hurricane or security shutter must be reviewed and approved by the ARC prior to installation. Shutters which are permanently affixed to a residence as an architectural element should be operable or appear as such and be compatible with and complement the architecture of the residence. Such shutters may be constructed of concrete, wood, metal, PVC or other material approved by the ARC and shall be painted to complement, blend with or match the body color of the residence.

Shutters or shutter materials which are intended for use only as an emergency measure to prevent damage to a residence during a specific storm event (herein collectively referred to as "Emergency Materials") may consist of plywood, boards, corrugated

plastic, corrugated metal, or any other material deemed suitable by an owner or tenant to protect a residence. Emergency Materials may be applied to a residence by any means available without the prior approval of the ARC, provided the Emergency Materials are installed in a safe and secure manner immediately preceding a threatening storm event and removed immediately after all danger from such storm event has passed. Under no circumstances may Emergency Materials be permanently affixed to a residence or remain in place except in connection with an imminent storm event. Emergency Materials may not be used for security purposes while a residence is vacant or periods during which the occupants are absent.

Shutters or shutter materials which are intended for periodic use as storm or hurricane shutters or as security devices (collectively hereinafter referred to as "Storm/Security Shutters") must comply with the following requirements:

(a) Storm/Security Shutters shall be painted to match either the body color of the residence or its window frames, or may be clear and transparent without any color or tinting whatsoever. The mounting system for all Storm/Security Shutters, including, but not limited to, all tracks and brackets attached to the residence, must be painted the same color as the Storm/Security Shutters, or if such shutters are clear and transparent, the mounting system must be painted to match the body color or window framing of the residence. If mechanical or retracting Storm/Security Shutters are installed, the housing into which such shutters retract or roll-up and all visible components relating thereto, must be painted the same color as the Storm/Security Shutters.

(b) Storm/Security Shutters may be constructed of PVC, painted corrugated metal, clear corrugated acrylic panels, or other materials approved by the ARC. Acrylic or other type of panels intended to be transparent may not be tinted or colored in any manner whatsoever. Plywood, boards, unpainted metal panels, panels painted an improper color, and colored or tinted acrylic panels are prohibited for use as Storm/Security Shutters but may be used as Emergency Materials.

(c) Storm/Security Shutters complying with the foregoing requirements and specifically approved by the ARC may be deployed during storm events to prevent storm-related damage and any period during which a residence is unoccupied for security purposes. Storm/Security Shutters, other than retractable or roll-up shutters used for energy conservation purposes, may not be used on any door or window opening during any period a residence is occupied except immediately preceding, during and immediately after a storm event.

VIERA EAST COMMUNITY ASSOCIATION

BY: THE BOARD OF DIRECTORS