

MIRAGE ON THE GULF CONDOMINIUM ASSOCIATION, INC.

HURRICANE SHUTTER APPROVAL FORM

Unit #: _____ Name: _____

HURRICANE SHUTTER STANDARDS

Atrium Windows: Roll Down – aluminum extrusion – painted white -
electric or manual.

Exterior Windows: Installed on the lanai perimeter.
Roll Down – aluminum extrusion – painted white -
electric or manual.

or optional on water units (03 – 06) only

Accordion – aluminum extrusion – painted white

Contractor: _____ Phone #: _____

Address: _____

Description of shutters to be installed: _____

Please include architectural / engineering drawings.

Approved By: _____ Date: _____

MIRAGE ON THE GULF HURRICANE SHUTTER SPECIFICATIONS

HURRICANE Shutter Specifications in accordance with the provisions of Florida Statutes (1996) S.-718. Statute 113 specifically authorizing the Association to adopt and implement Hurricane Shutter Specifications. The specifications of the Association included color, style and other factors deemed relevant to the Board of Directors. All installations shall meet the Applicable Building / Hurricane Code and be inspected by the office of Marco Island Code Enforcement for certification of compliance. Certified engineering drawings for all shutter material and installation must be attached as part of this specification.

All screened-in lanai areas shall be installed on the perimeter, using high density, high impact, custom designed, manufactured aluminum rolling hurricane shutters matching the existing structure layout of the screened enclosure. Rolling shutters to be installed structurally using a bolted bracket system for maximum attachment strength. Hoods to be five sided with inspection panel. Slats are extruded aluminum, chromated on both sides. Tracks are extruded aluminum 6063 alloy with T5 temper treatment. Vertical support bars must align with pre-existing aluminum screens. The rolling shutters shall be covered with 2 millimeter white powder polyester resin over polymerized white to closely match the existing trim colors. All shutters shall meet insurance company's requirements for hurricane protection of Dade County Impact Code.

All windows which are shuttered must be custom design, manufactured aluminum rolling hurricane shutters. Shutters are to be installed against the opening perimeter support. Shutters can be manually operated or motorized. Rolling shutters to be installed structurally using a bolted bracket system for maximum attachment strength. The rolling shutters will be colored white to closely match the existing exterior trim color.

The designee of the Board of Directors must approve all Hurricane Shutter installations in writing. Homeowners wishing to install hurricane shutters must seek Board / Condo approval and provide written information from authorized vendor that meets Hurricane Shutter installations approved by the Board of Directors of the Mirage on the Gulf Condominium Association, Inc. as listed in the Rules and Regulations for Hurricane Shutters.

This Hurricane Shutter Specification adopted this 27th day of August 2001.

Request for approval should be submitted using the Mirage Shutter Approval Form.

MIRAGE on the GULF CONDOMINIUM ASSOCIATION, INC.

Construction Rules

For Owners, Contractors and Sub-Contractors

1. **The unit owner must pre-register with the Manager** by giving the name, address, telephone number and fax number of the unit owner's representative who will be overseeing the work done in the unit. This may be, but is not limited to, the interior designer, general contractor or the unit owner themselves.
2. Prior to commencing work, the owner must submit to the manager a list of names, addresses and telephone numbers of all sub-contractors who will be working in the unit, together with a schedule for their work.
3. **Work hours** are from 8:00 a.m. to 4:00 p.m., Monday through Friday. No work is allowed on Saturday, Sunday and Holidays.
4. Major renovations, such as installation of hurricane shutters, tile replacement and the like, shall be restricted to the period May 1st through November 30th each year. Emergency renovations may be made during the period December 1st through April 30th only with specific written approval of the Board of Directors. This rule will be effective May 1, 2011.
5. The contractor and all sub-contractors must have Type "B" licenses in Collier County and submit proof of same for the Manager's files. For all work requiring permits, a copy of permit(s) shall be given to the property manager.
6. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than \$250,000 per occurrence and no less than \$500,000 aggregate, and provide proof of Workers Compensation coverage for the Manager's file.
7. All persons will enter the building through the garage at the Northwest side of the building (Service Entrance & Sign In Area).
8. Workers will be allowed to unload their materials and equipment close to the elevators designated for them. The manager will dictate which elevators may be used. The elevator door is 3'6" x 7 feet. The inside of the elevator cab is approximately 4'3" wide x 6'8" long x 7'6" tall.
DO NOT BLOCK ANY GARAGES
9. After unloading, workers must park their vehicles in the designated area, in the front lot only.
10. Work preparations will not be allowed in the garage, common areas or on the lanai, i.e. no mixing of paints, mud, grout, or cutting carpet, tile, etc. in these areas.
11. The trash chute is not to be used; and the dumpster in the west trash area is not to be used. Contractors on a daily basis shall haul all trash and debris off the site.

12. Grout, paint, wall mud or any other material may not be poured down building drains, sinks, toilets or bathtubs. Owners are responsible for all plugged drain repairs.
13. Sub-contractors are not to use luggage or grocery carts owned by The Mirage. (Supply your own.)
14. Work breaks and lunches, if taken inside the building, should be confined to the unit in which you are working.
15. No radios will be allowed in the building outside of a unit unless used with headphones.
16. Access to the individual condominium units must be coordinated through the manager or other designee.
17. Do not tamper with or hang extension cords from any of the sprinkler heads.
18. **Unit smoke alarms are to be left in place.** They are to be properly protected during the interior finish work which generates heavy airborne particles, i.e. sanding and painting.
19. Workers are not to wander around in areas other than the specific area or unit they are assigned to. If found elsewhere, without approval by the manager, they may be asked to leave the premises.
20. **FLOORING** - Each owner who elects to install, in any portion of his unit, hard surface flooring materials (i.e. tile, marble, wood) shall first be required to install an approved underlayment material and perimeter sound isolation material installed in accordance with the procedures generally provided. Each unit owner is required to submit for approval to the Board of Directors, or its designated representatives, the proposed hard surface floor underlayment material. Written approval for the proposed materials is required prior to installation of hard surface flooring, and then the installed sound control underlayment must be inspected and approved prior to the installation of the hard flooring. Installation procedures shall meet or exceed the Condominium Document Requirements.
21. The Owner is responsible for his decorator's, contractor's and sub-contractor's actions and inactions while on the premises. Decorators, contractors and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless the Mirage on the Gulf Condominium Association, Inc. for any liability or damages which might arise in connection with their activities on the premises.
22. Should an owner, contractor or sub-contractor discover a defect in a unit, they must notify the Manager immediately so the defect may be verified and corrected prior to doing any work which might be impacted by the defect.
23. **Smoking is NOT allowed in the garage, stairwells or any building common areas including the parking area. Smoking is allowed in the unit with the owner's permission**
24. **Please help us keep the building clean!!!**

Activities will be monitored during the day. Non-compliance may result in your contractor or sub-contractor being barred from the building.

If you have any questions please contact the Mirage Manager, John Nolan at 389-0437