



***SPECIFICATIONS FOR  
HURRICANE SHUTTERS  
SLIDING GLASS DOORS  
AND SCREEN ENCLOSURES***

*October 2012*

The Hidden Harbor Condominium Board and Management have the responsibility to review, in advance, all hurricane shutter installations, all sliding glass door installations, and all screen enclosure installations. All requests will be reviewed at a scheduled Board Meeting.

***Owner must give the Board sufficient WRITTEN notice of intent to install Hurricane Shutters, Sliding Glass Doors or a Screen Enclosure.***

Owner's contractor must submit to the Board:

1. Application for Installation form (last page) signed by Owner & Contractor
2. Proof of General Liability and Workman's Compensation insurance
3. Current Brevard County Business License
4. Written approval from HH employee or Board member that the color matches the color of the building.

**\*\*Copy of Building Permit MUST be presented before installation.**

If balcony or building deterioration of any kind occurs after installation of your sliders, doors or enclosures, the Board has the obligation and the right to repair the common element, and will do so at Association expense. The Association will not pay for the removal or re-installation of your doors, windows, shutters or enclosure, and will not pay for any damage to any shutter system or enclosure caused by defect in the balcony that may occur after installation. Hidden Harbor Condominium will not be responsible for any damage incurred to your installed items, as this is the owner's responsibility.

The unit owner shall be solely responsible for damage caused to the building by water intrusion resulting in damage due to improper installation by you or your contractor. Installation, repair, replacement and maintenance of shutters, sliding glass doors or enclosures, in accordance with the procedures set forth herein, shall not be deemed material alteration to the common elements within the meaning of the Condominium Act, as long as the unit owner obtains written permission to install these items before the work is started.

## Approved Hurricane Shutter Types

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- **Automatic Rolldown Shutters**

These are permanently installed, Extruded Aluminum / chromium phosphate dipped louver shutters. They are housed in a box above each window and roll down along a set of tracks on both side and lock at the bottom. If they are motorized they can be closed with the flick of a switch. For large windows and doors, reinforcing rods are usually inserted after deployment to insure shutter strength. Materials and Labor must meet Dade County Hurricane Specifications. (These are the only allowed type of WINDOW and DOOR coverings)

- **Accordion Shutters**

The Board voted in November of 2007 to allow, with Board approval, Accordion type shutters for installation over the balcony/porch sliding glass doors only.

<b>INSTALLATION:</b>	Shutters may be installed on all unit windows, on the sliding glass door leading to the patio/porch, and on the inside of the perimeter of the patio/porch.
	All shutter fasteners shall be corrosion-resistant, such as stainless steel, and bedded in with Sikaflex 1a sealant or equal. All shutters shall be installed in strict accordance with the Notice of Approval.
	Shim bottom track up 3/16th of inch for water drainage using aluminum shim, not wood.
<b>COLOR:</b>	Color of all installations must match building (BEIGE, not cream).
	Box housing and tracks of accordion, roll down, and pull down shutters to be same color as the building (BEIGE).

## Approved Sliding Glass Door Installations

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Please ensure that your contractor will coordinate with the Association in regard to any concrete work that might be needed beneath the new slider door tracks before installation. The Association expects that if concrete work is needed below the old track, your contractor will not level with wood, but will allow the Association, at the Association's expense, to bring in concrete contractors to perform leveling & repairs. This action helps to prevent water intruding into the unit below.

We need to make you aware of certain rules with regard to installing the new door tracks:

1. All sliding glass doors shall be installed in strict compliance with the Dade County Notice of Approval. All tracks, holes and fasteners shall be sealed, bedded and caulked with SIKAFLEX 1a or equal.
2. Any repairs needed underneath your current sliding door will be repaired before the new door is installed.
3. Please ensure your contractor is responsible for making repairs to any common areas, especially the concrete, disturbed by the installation of the doors and that these areas are re-painted with paint provided by the Association. Please contact the maintenance department if paint is needed.
4. Please require your contractor to use a drop cloth on the balcony deck whenever work is performed.

## **INSTALLATION OF SHUTTER ASSEMBLIES, SCREEN ENCLOSURES AND SLIDING GLASS DOORS**

1. Place tarp or covering over balcony floor before beginning work.
2. All debris from the job to be removed from property. On site dumpsters are NOT to be used.
3. Anchor bolt locations shall be adjusted as required to avoid reinforcing steel. Locate bars using a pachometer or similar instruments. No "HILTI" or power-actuated devices are to be used.
4. The flanges and brackets of roll-up type shutters do not require drainage shims, however, if shimming is necessary for proper fit, it shall be done with aluminum plate or non-absorbing plastic.
5. Anchor bolts shall be stainless steel expansion type. Stainless steel isolation washers are recommended to minimize galvanic corrosion. Bolt holes shall be drilled to the required depth, vacuumed out, and the holes saturated with "CorTec MCI 2020" impregnating corrosion inhibitor or Sikaflex urethane sealant. Shims and bolts shall be bedded-in with Sikaflex 1a urethane sealant. After installing the track or bracket, exposed fastener heads shall be caulked with Sikaflex 1a sealant, and the use of plastic "caps" over the screws or nylon "hat washers with sleeves" used to prevent corrosion is recommended.
6. Where shutters require re-working to allow for the raised track, such work shall be done in accordance with the shutter manufacturer recommendations.
7. Use Bonding Sika 1CSL for door tracks in conjunction with the screws.
8. The entire perimeter of the shutter housing must be caulked with Sikaflex caulk to avoid the intrusion of wind-driven rains.
9. The contractor must repair any damages made to the common areas, especially the concrete, and re-painting with paint provided by the Association. Please call the Management Company if paint is needed.

## **REMOVAL OF EXISTING SHUTTER ASSEMBLIES**

1. Place tarp or covering over balcony floor before beginning work.
2. Where shutters have been previously installed, all existing fasteners shall be removed from the deck surface; the use of pneumatic hammers or other equipment that may damage the concrete deck must be closely watched.
3. Un-used holes shall be filled with a two-part epoxy compound or hard-setting urethane caulk.
4. The deck coating shall be repaired to seal all penetrations. Maintenance and Board or management agent will inspect work before, during and after the job is complete and if any damage is found, Association will have knowledgeable contractor make the repair and bill owner / contractor.

**Owner Application for Installation of  
Hurricane Shutters, Sliding Glass Doors or Screen Enclosure**

Hidden Harbor Condominium Association, Inc  
5801 North Atlantic Avenue, Cape Canaveral

**c/o Management: Dragon Property Management 321-338-2588**

FROM: Name: \_\_\_\_\_ Unit # \_\_\_\_\_

Type of **Shutter** to be installed: ( ) Roll Down ( ) Accordion (patios only)

Manufacturer of Shutter: \_\_\_\_\_

Contractor Company Name/Phone: \_\_\_\_\_

- or -

Type of **Sliding Glass Door or Window** to be installed: ( ) Impact Glass or ( ) Regular

Manufacturer of Doors: \_\_\_\_\_

Contractor Company Name/Phone: \_\_\_\_\_

- or -

Manufacturer of **Screen Enclosure** Aluminum: \_\_\_\_\_

Contractor Company Name/Phone: \_\_\_\_\_

ESTIMATED DATE OF INSTALL: \_\_\_\_\_

It is requested that I (we) be permitted to install the above item (s) for the subject unit. I (we) agree to be in accordance to the specifications set by the ASSOCIATION.

- ✓ Attach copy of contract / estimate, showing specifications of installation, type and manufacturer of shutter being installed and a color of the item being installed.
- ✓ Contractor must use non-rusting fasteners and caulk ALL holes and around outside of housing.
- ✓ Owner & Contractor understand and agree to abide by the specifications set forth in this specification form.
- ✓ Owner understands that from time to time, Association MUST require the removal of owner-installed items to maintain the building. Owner further understands that all costs for removal /reinstallation are an Owner Responsibility.
- ✓ Copy of permit must be returned to the management office for inclusion in your file after final approval by city.

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Owner signature \_\_\_\_\_ Date: \_\_\_\_\_

Contractor Signature / Company Name: \_\_\_\_\_ Date: \_\_\_\_\_

Board representative signature \_\_\_\_\_ Date: \_\_\_\_\_

Colors Approved by Board Representative: \_\_\_\_\_



**Hidden Harbor Condominium Association, Inc.**

5801 North Atlantic Avenue, Cape Canaveral

**c/o Dragon Property Management**

PO Box 542876 Merritt Island, FL 32954 office: 321-338-2588 Fax: 321-574-4155

[www.dragonpm.com](http://www.dragonpm.com)

Email: [office@dragonpm.com](mailto:office@dragonpm.com)

**CONTRACTOR NOTICE**

**IMPORTANT!**

Contractor is responsible to:

- 1) **Schedule starting date with DPM (24 hours advanced notice please). Furnish samples of materials to be used to Hidden Harbor Board of Director’s agent for approval PRIOR to installation.**
- 2) Post permit in front window of unit at commencement of work. (NO EXCEPTIONS)
- 3) Provide tarps for balcony.
- 4) Repair Stucco which requires a three (3) coat treatment:
  - 1<sup>st</sup> coat – Loctite
  - 2<sup>nd</sup> coat - Elastomeric
  - 3<sup>rd</sup> coat – Hidden Harbor body color

Allow 8 hours of drying time between coats. Paint provided by Hidden Harbor

- 5) Call for final inspection. Fax or deliver the final city approved permit to DPM for the owner’s file.

**Contractor has read & understands these regulations.** \_\_\_\_\_  
SIGNATURE

**Owner has read & understands these regulations.** \_\_\_\_\_  
SIGNATURE