

1                   **A RESOLUTION OF THE CARRINGTON BOARD OF DIRECTORS**  
2                   **ESTABLISHING SPECIFICATIONS AND PROCEDURES**  
3                   **FOR INSTALLING HURRICANE RATED SLIDING GLASS DOOR LANAI ENCLOSURES**

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5                   **April 16, 2018**

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7                   **WHEREAS**, the Board of Directors of Carrington at Stonebridge, a Condominium Association, (hereinafter  
8                   called the "Association") is responsible for the operation and maintenance of said condominium; and  
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10                  **WHEREAS**, Section 718.113(5), Florida Statute require an Association to adopt hurricane  
11                  shutter and hurricane rated glass lanai enclosure specifications and the Carrington at  
12                  Stonebridge, Declaration of Condominium documents, Section 12.6, require the Association to  
13                  adopt hurricane shutter specifications, that include color, style and other factors deemed relevant  
14                  by the Board, and to allow unit owners who wish to install such lanai enclosures at their own risk  
15                  and expense to do so;  
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17                  **WHEREAS**, this policy supersedes the Policies on Hurricane Glass Sliders and Non-Hurricane Non Glass  
18                  Sliders adopted on March 28, 2005, except for those unit owners who installed those sliders under the old  
19                  policies are now grandfathered and they are transferable with the unit's sale.  
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21                  **NOW THEREFORE BE IT RESOLVED:** by the Carrington Board of Directors as follows:  
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23                  **Definition:**  
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25                  "Hurricane Sliding Glass Door Lanai Enclosure" means hurricane rated (130 mph) sliding glass  
26                  doors that enclose a lanai, with the primary purpose and function being to provide protection to  
27                  the lanai/unit and the property within against storm damage, wind damage or damage from  
28                  physical objects carried by wind or storm. Non-hurricane rated sliding glass door lanai  
29                  enclosures are not permitted.  
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31                  **Installation Request:**  
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33                  1. Providing that the unit is in compliance with all other Carrington rules and regulations  
34                  the unit owner may install, Hurricane Rated Sliding Glass Door Lanai Enclosures and shall  
35                  apply to the Association by completing an "**REQUEST FOR REVIEW OF**  
36                  **ARCHITECTURAL MODIFICATIONS**", attached hereto.  
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38                  2. The attached application shall be accompanied by the following items regarding the installing  
39                  contractor, (a) a copy of an Occupational License and a Certificate of Competency or  
40                  Contractors License valid in Collier County, (b) and a written certification that the product to be  
41                  installed complies with applicable State, County Building Codes and are tested to meet 130 MPH  
42                  wind requirements, (c) and required insurance coverage noted under insurance requirements.  
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44                  3. Within thirty (30) days after receipt of the written request and accompanying documentation,  
45                  the Board shall either approve or disapprove the proposed installation.  
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47                  **Insurance Requirements:**  
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49                  No Contractor shall begin work or install material unless the contractor carries Public Liability  
Insurance, including completed operations, in an amount not less than \$1,000,000.00, Workers'

Compensation Insurance in an amount not less than \$500,000.00, and Automobile Liability Insurance (including non-owned automobiles) in an amount not less than \$500,000.00. Notwithstanding any minimum amount required herein, no insurance coverage should be less than the minimum amount required by law.

**Unit Owner/Contractor Responsibilities:**

1. The unit owner is responsible for all costs of installation and maintenance.
2. The unit owner and his contractor are responsible for obtaining all necessary building permits and for adherence to and compliance with all applicable State, County Building and Fire Codes. Collier County Fire Code NFPA13 14.8 requires enclosed lanais be sprinkled.
3. The unit owner must indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, constructions liens and/or claims arising from such work.
4. The unit owner is responsible for any damage to the common elements or other property or unit within the Condominium, which is caused as a result of the installation or maintenance of the Hurricane Rated Sliding Glass Door Lanai Enclosures described herein.
5. The attached application shall be accompanied by the following items regarding the installing contractor, (a) a copy of an Occupational License and a Certificate of Competency or Contractors License valid in Collier County, (b) and a written certification that the product to be installed complies with applicable State, County Building Codes (c) and required insurance coverage noted under insurance requirements.

**Specifications**

Lanai Hurricane Rated Sliding Glass Doors and frame color shall be white, factory finished. No other color will be permitted. Only non-corrosive or stainless steel fasteners may be used for installation. Only clear glass may be used on glass lanai enclosures, tinted or colored glass is not permitted. Affixed screens, sliding screens, or no screens are allowed. Screening is to be of standard black fabric. Other screening options are subject to board of director's approval including the removal of the existing lanai screen on the first and second floor units. Under no circumstances shall the railing be removed on second floor units.

ADOPTED by the Carrington Board of Directors the 16<sup>th</sup> day of April 2018

President \_\_\_\_\_  
Carrington at Stonebridge, a Condominium

APPLICATION FOR APPROVAL AND INSTALLATION OF  
HURRICANE RATED SLIDING GLASS DOOR LANAI ENCLOSURES

By signing below you agree to abide by the above Resolution of the Carrington Board of Directors, Establishing Specifications and Procedures for Installing Hurricane Rated Sliding Glass Door Enclosures on your lanai and further agree to indemnify, defend and hold harmless the Association from any and all claims, actions, costs or expenses of any nature whatsoever, including but not limited to attorney's fees, construction liens and/or claims arising from such work.

Please fill out the information below:

Name: \_\_\_\_\_ (Please Print)

Address: \_\_\_\_\_ Unit # \_\_\_\_\_

Phone Number: \_\_\_\_\_

Homeowner Comments:

Please complete the REQUEST FOR REVIEW OF ARCHITECTURAL MODIFICATIONS form and mail this signed agreement to Vesta Property Services, 27180 Bay Landing Drive, Suite #4, Bonita Springs, FL 34135, Phone 239- 947-4552, or current property management service.

Carrington Board of Directors Use Only

Date Approved: \_\_\_\_\_

Date Denied: \_\_\_\_\_

Reason for Denial:

Signed Carrington Board President: \_\_\_\_\_

Date: \_\_\_\_\_