



IRONWOOD CONDOMINIUM ASSOCIATION

MODIFICATION FORM

Vesta Property Services

27180 Bay Landing Dr., Su 4, Bonita Springs, FL 34135

Ph: 239-947-4552 Fax: 239-495-1518

Manger: Antoniette DiFillipo Email: adifillipo@vestapropertyservices.com

Date: _____

Name of Applicant/Homeowner Ironwood Address

Address of Applicant (if different from above) Ph: Daytime Ph: Evening

Email: _____ 2nd Email: _____

Description of proposed modification to the owners unit and/or limited common area (attach all relevant drawings, specifications, color chips, brochures, etc.) Please describe in detail. Please refer to Ironwood Covenants & Restrictions as they may apply.

An owner who desires to replace carpeting with any hard surface floor covering (ie. Marble, Slate, ceramic tile, parquet, hardwood, etc.) shall also install a sound absorbent underlayment of such kind and quality as to equal or exceed the sound transmission inhibiting properties of a 1/2" cement board underlayment to substantially reduce the transmission of noise to adjoining units. See Section 11.2.C

A copy of the contractor's proposal, occupational license, general liability insurance and workers' compensation insurance must be submitted to the Association in order to process this request.

If applicable, how long will water need to be shut off in the building? From: _____ To: _____

Note: A sketch of the proposed alteration must be drawn to scale on a separate piece of paper, not less than 8- 1/2" x 11", with all pertinent dimensions and this completed form must be returned to the Association's address as listed above.

HOMEOWNER IS RESPONSIBLE FOR OBTAINING ANY APPLICABLE GOVERNMENT PERMITS.

ASSOCIATION AUTHORIZATION (Please do not write below this line)

ADDITIONAL CONDITIONS: _____

APPLICATION IS REJECTED: _____

ARC Member or Prop. Mgr.

☐ Approve Request

☐ Reject Request

ARC Member or Prop. Mgr.

☐ Approve Request

☐ Reject Request

ARC Member or Prop. Mgr.

☐ Approve Request

☐ Reject Request

A RESOLUTION OF THE BOARD OF DIRECTORS
ESTABLISHING SPECIFICATIONS AND PROCEDURES
FOR INSTALLING HURRICANE SHUTTERS
AS REVISED AND ACCEPTED ON MARCH 6, 2004

WHEREAS, the Board of Directors of Ironwood, Inc. (hereinafter the "Condominium"); and

WHEREAS, Section 718.113(5), Florida Statutes requires the Association to adopt hurricane shutter specifications that include color, style and other factors deemed relevant by the Board, and to allow unit owners who wish to install such shutters at their own risk and expense to do so;

NOW THEREFORE BE IT RESOLVED by the Board as follows:

I. General Rule:

The installation of hurricane shutters is prohibited, except in strict conformity to these minimum requirements of plans and specifications approved by the Board in this resolution. The Board retains the right to adopt/require additional requirements.

2. Definition:

"Hurricane shutter" means a device, installation, equipment or appliance, affixed or attached to the exterior of a building or any portion of a building as to be visible from the exterior of the building, with its primary purpose and function being to provide protection to the unit and the property within the unit against storm damage, water penetration by driven rain, wind damage or damage from physical objects or projectiles carried by wind or storm.

3. Installation Request:

(A) Any unit owner desiring to install hurricane shutters shall apply to the Association by completing an "Application for Approval to Proceed with Installation of Hurricane Shutters" attached hereto.

(B) The application shall be accompanied by the following items regarding the installing contractor, if there is not a valid copy of each currently on file with the Association: a copy of an Occupational License and a Certificate of Competency or Contractors License valid in the city or county, and a written certification that the product to be installed complies with applicable Federal, State and local building codes.

(C) Within twenty (20) days after receipt of the written request and accompanying documentation, the Board shall either approve or disapprove the proposed installation.

4. Insurance Requirements:

(A) 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 shall be less than the minimum amount required by law. Each such insurance policy shall, for the duration of the construction, name the Association as an additional insured.

(B) All insurance policies shall contain a clause requiring a minimum of ten (10) days prior notification to the Association in the event such policy is to be canceled, terminated or modified in any manner. No contractor or proposed hurricane shutter installation shall be approved unless and until appropriate certificates of insurance are received by the Association from the insurance agent of the installing contractor.

5. Unit Owner Responsibilities:

(A) The unit owner is responsible for all costs of installation, maintenance and continued first class upkeep of hurricane shutters, and for insuring them against property damage. The unit owner shall permit the Association to inspect the shutters, as necessary to ensure compliance with the Association's specifications and rules.

(B) The unit owner is responsible for obtaining all necessary building permits, and for adherence to and compliance with all applicable building codes.

(C) The unit owner must install and maintain the hurricane shutters referred to herein in a first-class manner. If the unit owner fails to maintain the hurricane shutter as required herein after fifteen (15) days written notice from the Association to the unit owner, the Association shall have the right to perform, or have performed, any required maintenance or repair work or to have the hurricane shutters removed and the property restored to its condition prior to their installation, at the expense of the unit owner. If any hurricane shutter must be partially or wholly dismantled or moved in order to allow the Association access to other parts of the Condominium for which the Association is responsible, the costs of such dismantling or removal shall be borne by the unit owner.

(D) 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, arising out of, or because of, the construction, installation and/or maintenance of the shutters.

(E) The unit owner is responsible for any damage to the common elements or other property or units within the Condominium which is caused as a result of the installation or maintenance of the hurricane shutters described herein.

(F) The Association has the right to demand that the unit owner restore the unit and any common area to its original condition in the event that the shutters are ever removed.

(G) If the unit owner fails to undertake any of their obligations under this resolution, the owner and their successors in title agree to allow the Association access to the unit for maintenance, repair or restoration, and to pay the costs of that work, including attorney fees should such be required to bring action to enforce this document.

ADOPTED by the Board of Directors on the 6th day of March 2004.

BOARD OF DIRECTORS
IRONWOOD, INC.

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TECHNICAL SPECIFICATIONS FOR HURRICANE SHUTTERS:

1. The materials, equipment, installation and construction used shall conform in all respects to the requirements of construction established by Federal, State and local government agencies having jurisdiction over construction in condominiums relate to the hurricane shutter wind load requirements.
2. No hurricane shutter shall be permitted or approved, unless it is determined that the product has been tested by a licensed Florida engineer to meet State and local wind load requirements of construction established by the Federal, State and local government agency having jurisdiction over construction.
3. No hurricane shutter shall be permitted or approved, unless the materials used, incorporated into or a part of the hurricane shutter shall be, at a minimum, as follows:

A. Type of Shutter:

Roll Down

B. Material:

PVC or Aluminum

C. Color:

White All paint shall be factory finished.

D. Installation:

1. Over windows and sliding glass doors, shutters must be on exterior of the building.
2. On lanai, patio, deck or terrace on the inside of the screened area.

E. Fastener/Attachment/Specifications:

Stainless steel fasteners.

F. Shutter Covers:

Shape of covers shall be subject to the Boards approval.