



ORCHID ISLAND

GOLF & BEACH CLUB
COMMUNITY ASSOCIATION (P.O.A.), INC.
ARCHITECTURAL REVIEW COMMITTEE

Hurricane Panels, Shutters and Other Storm Protection Devices

Most homes in Orchid have impact and wind rated shutters permanently installed for both storm protection and aesthetic purposes (see Orchid Design Criteria and Guidelines (April 2005) Architectural Standards, P. Shutters, page 3.5). These multi-use shutters are an integral part of the design of each residence and contribute to the aesthetic continuity and charm of our beautiful community. It is important to maintain this crucial visual aspect.

New Home Construction:

At the initial design stage the Owner is asked to consider the installation of hurricane panels and shutters, impact resistant windows and doors, or other storm protection devices. The Owner is also encouraged to consider incorporating certain types of storm protection shutters and devices into the physical structure of the building such as roll-down shutters to conceal and make them integral to the construction. Careful consideration must be given to large scale windows, second floor balconies, porches and other openings or areas where it may not be appropriate to use permanently attached shutters.

The ARC reserves the right to require certain types of permanently installed storm shutters or other storm protection devices to be concealed. This may result in considerable expense to the Owner if installed at a later time. The ARC requires that visible permanently installed storm shutters or other storm protection devices to be consistent with the design of the home and aesthetically acceptable when future storm protection modifications may be sought. This may require that different windows, doors or other openings use different types of storm shutters or protection devices.

Modifications to Existing Homes:

Prior to any installation of a new shutter, the replacement or upgrade of existing shutters or the addition of shutters on windows, doors or other areas requiring protection, the Owner shall submit an ARC Scope of Work Application (Exhibit "C" April 2007 rev.03). In addition the ARC may require plans drawn by a Florida registered and licensed residential architect or detailed professional drawings showing shutter design and the window location where each shutter is to be installed.

Note: when repainting existing shutters, please submit an ARC Scope of Work Application. All design and construction is subject to the Orchid Island Design and Criteria Guidelines (April 2005) and the Orchid Island Design and Criteria Guidelines: Home Modifications, Additions and Improvements (April 2007).

For new, upgraded, change of style or change of shutter color, no installation may occur without prior written approval by ARC. Please note that installations may be subject to acquiring Town of Orchid permit(s) and that final inspections by the Town of Orchid are required when permits are issued. No permit may be drawn without prior written approval by the ARC. Certificate of Completion will not be issued until final ARC written approval has occurred. Installations are subject to ARC on-site reviews, refundable deposits and fees (refer to Exhibit “D” April 2007; for painting using new colors, refer to Exhibit “G” April 2007; no fees or deposits are due when no change of color occurs unless new shutter(s) are selected).

Replacement of shutters will require submittal of manufacturer’s drawings and specifications and shall include identifying each shutter style and respective location where that shutter is proposed for installation. The replacement shutter must match the style of the existing shutter for that location. This applies to permanently installed shutters, storm shutters, other storm protection devices, related equipment and mounting devices.

When considering windows, doors and other openings that do not include previously ARC approved shutter designs and where such location for proposed shutters may not be conducive or appropriate to have permanently installed multi-use shutters, permanently installed housings, tracks, support devices, mounting brackets and like use devices may be subject to being concealed or made integral to the construction, and appropriately painted to match the existing color of the surface that such device is attached to and mounted thereon. ARC may require that different windows, doors or other openings in a residence use different types of storm shutters or different types of protection devices.

Installation shall be made by contractors and mechanical contractors licensed to do business in Orchid. If a general contractor not previously pre-qualified by ARC is sought to perform installation that general contractor will need to complete Exhibit B and be pre-qualified by the ARC to work in Orchid (contact the ARC office for additional information).

Please contact Property Management regarding the time period when shutters can be secured (closed) for hurricane protection.

The ARC reserves the right to have unapproved, permanently installed shutters and storm protection devices removed and replaced at Owner’s expense with shutters that meet ARC guidelines when modifications to the residence are sought by the Owner.

Disclaimer: The ARC shall have no liability and is held harmless by Owner including contractors regarding installation techniques and the selection of manufacturer(s) equipment inclusive of any claimed impact, wind or other type ratings. Always consult and rely upon the design professional.