



Architectural Planning Criteria

5.1: Declaration of Covenants, Conditions & Restrictions: No owner shall make or permit the making of any alterations or additions to his parcel or the Common Area, or in any manner change the exterior appearance of any portion of the Living Unit, without first obtaining the written approval of the Architectural Reviewer.

In compliance with Section 5 of the Declarations of Covenants, Conditions and Restrictions for Milano, the following Architectural Planning Criteria have been adopted by the Board of Directors and will be the standards by which the "Architectural Reviewer" will approve/disapprove applications.

SCREEN DOORS:

- All door installations must be flush to the main entrance door
- Andersen Storm/Screen Doors "Deluxe Series", or equivalent
- "Full View" Design
- Color: Black, or must be painted using Peppercorn (#SW 7674) made by Sherwin- Williams
- 1.5 inches thick
- Aluminum frame
- Solid brass, chrome or pewter finish on handleset and sweep

STORM SHUTTERS, AWNINGS, HIGH-IMPACT GLASS OR WINDOW FILM:

1. GENERAL RULE OTHER THAN ORIGINAL BUILDER-INSTALLED SHUTTERS

The installation of hurricane shutters, including high-impact glass and/or film, is prohibited, except in strict conformity to plans and specifications submitted to the management company - no work may commence until application process is complete and approved by the Architectural Reviewer.

2. DEFINITION

"Hurricane Shutter" shall mean any device, installation, equipment or appliance, whether permanently or temporarily affixed or attached in any manner to any portion of the exterior of the

buildings or any portion of the building so as to be visible from the exterior of the building, used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain, wind damage or damage from physical object or projectiles carried by the wind.

3. INSTALLATION REQUEST/PROCESS

- A. Any owner desiring to install hurricane shutters shall apply to the Association in writing.
- B. The request shall be accompanied by the following items regarding the installation.
 - 1. A copy of the Occupation License.
 - 2. Certificate of General Liability Insurance.
 - 3. Certificate of Worker's Compensation Insurance (Waiver not acceptable).
 - 4. Certificate of Competency or Contractors License valid in the state of Florida, Collier County, City of Naples.
 - 5. Copy of shutter blueprint prepared by licensed engineer and approved by state of Florida, Collier County Hurricane Guidelines.
- C. Application must also include a description of the areas being shuttered, a description of the shutter type and color of all the exposed shutter materials.
- D. Within twenty days after receipt of the written request and accompanying documentation the Board shall either approve or disapprove the proposed installation.
- E. No work may commence on property until an approved permit by Collier County is posted at the unit on the door.
- F. No contractor will be allowed on property until the proper application process has been completed.
- G. Each unit must go through the application process. Contractor may not use approval of one unit to perform work on another

4. INSURANCE REQUIREMENTS

No contractor shall begin work on install material unless the contractor carries Public Liability Insurance, including completed operations, in an amount not less than \$1,000,000.00, and Worker's Compensation Insurance in an amount not less than \$500,000.00. (Florida Workers Compensation Insurance waiver is not acceptable.) Notwithstanding any minimum amount required herein, no insurance coverage shall be less than the minimum amount required by law.

5. OWNER'S RESPONSIBILITY

- A. The owners are responsible for all costs of installation, maintenance and continued first class upkeep of hurricane shutters.
- B. The owner shall permit the Association to inspect the shutters as necessary to ensure compliance with the Association's specifications.

- C. The owner is responsible to ensure that the installing contractor has obtained the necessary Collier County building permits and for adherence to and compliance with all applicable Collier County building codes, along with State of Florida Guidelines.
- D. The owner must install and maintain the hurricane shutters referred to 3 of 6 5/20/2008 herein in a first class manner. If the unit owner fails to maintain the shutters as required herein after fifteen days of written notice from the Association to the owner, the Association shall have the right to perform, or have performed any required maintenance or repair work or installation, at the expense of the 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 home for which the Association is responsible, the cost of such dismantling or removal shall be borne by the unit owner.
- E. The owner is responsible for any damage to the common elements or other property or units within the development which is caused as result of the installation or maintenance of the hurricane shutters described herein.

6. TERMS AND CONDITIONS OF APPROVAL

The Board of Directors at its meeting has adopted a resolution, entitled "HURRICANE SHUTTER SPECIFICATIONS". These specifications establish the minimum requirements for the approval process and installation of Hurricane Shutters. In addition to technical requirements which may be adopted by the Board, the following shall apply to all such requests and approval thereof.

- A. Shutters shall be installed as per specifications as adopted by the Board. The shutter material and installation shall conform to said resolution "Hurricane Shutter Specifications"
- B. All costs in connection with the subject installation of materials shall be borne by the owner and not the Association.
- C. The owner is responsible to maintain the hurricane shutters, indemnify and hold the Association harmless from any costs or liabilities involved in the installation, maintenance, or restore the area to its original condition in the event that the shutters are ever removed.
- D. The Association has the right to demand that the owners maintain and repair the hurricane shutters and mechanism for operating the same, and restore the area to its original condition in the event that the shutters are ever removed.
- E. If the owner fails to undertake any of his obligations under these terms and conditions, the owner and his successors in title agree to allow the Association access to the unit for maintenance, repair or restoration, to pay the cost of that work, including attorney fees should the Association be required to bring action to enforce the provisions of the Association Documents.
- F. The application for Approval to proceed with installation shall be completed by the owner. The completed application shall together with the required exhibits, be submitted to the Board.

- G. The owner shall be notified of action taken and a copy of the approved request shall be placed in the owners' file.
- H. No shutters may be installed until the application for installation has been submitted and approved by the Association.

7. TECHNICAL SPECIFICATIONS

- A. The materials, equipment, installation and construction used shall conform in all respects with the requirements of construction established by the local government agency having jurisdiction over the construction in the development related to the hurricane shutter wind load requirements.
- B. 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 local window load requirements of construction established by the local government agency.
- C. Hurricane shutters must be in full compliance with the Florida Building Code (F.B.C.) which incorporated the American Society of Civil Engineers (A.S.C.E. 7-98) wind load pressurization requirements.
- D. No hurricane shutter shall be permitted or approved, unless the materials used, incorporated into, or a part of the hurricane shutters shall be at a minimum as follows:
 - 1. Roll Down shutters - Roll Down shutters must be installed at the perimeter of all lanais.
 - 2. All shutters shall be impact tested to meet Florida Building/Collier Codes.
 - 3. County building permits will be required along with final inspection approval submitted to the Association.
 - 4. Shutter housing box shall be of three (3) sided design.
 - 5. Tracks shall be lined with polypropylene or felt runners.
 - 6. Slats shall be minimum 50 mm extruded aluminum with 3" tracks.

8. MANUFACTURE AND INSTALLATION STANDARDS - ROLLDOWN

- A. Extruded Aluminum or high density FBC foam filled slats are to be manufactured with extruded aluminum alloy U.O.N. with a factory finished baked on paint or powder coated system with UV inhibitors to prevent fading. The minimum approved aluminum slat is to be a 50 mm extruded slat. PVC low-density foam filled slats are not acceptable. Slats must be white in color. Sidetracks are to be manufactured with extruded aluminum alloy V.A.N. 6063 T-6 and must be white, 3" wide only. Track to be lined with commercial grade tightly woven high-density nylon pile weather striping felt
- B. Manual Operation to be gear type, sealed enclosed casing, permanently lubricated. Detachable handle and universal assembly to be stainless steel or equivalent non-corrosive material.

- C. Motorized Operation must use only UL listed motors and switches. Motors must be tubular with protected non-corrosive casing, and have thermal cut-off protection.
- D. Reel to be octagonal galvanized steel or aluminum roller tube 6063- T6 for strength and durability.
- E. The Housing Box must be five-sided in shape using the end cap/modular system. Bracket system roll downs are also not allowed. The housing cover is to be made from smooth aluminum coil and the end cap is to be made from cast aluminum. Lanais must have the housing box mounted against the ceiling/slab. Housing size for lanais must be 12" only. All housings must be white. Shutters must conform to lanai overall screen layout and design. Paint or powder coated Box.
- F. Build-out/framing if necessary is to be extruded aluminum 6063- T6 and white in color.
- G. Bolts and Washers shall be galvanized or stainless steel with a minimum tensile strength of 33 K.S., V.A.N. Pop rivets shall be Y4" diameter or 3/16" diam.5052 aluminum alloy. Proper spacing combined with allowable stress and shears factors of fasteners, will comply with the applicable building codes.
- H. Storm Bars - Storm bars are not permitted on the lanais; the slat must be able to span the opening without use of storm bars
- I. Site Specific Drawings - Contractor will be required to provide to the Association office specific drawings on proposed hurricane shutters to be installed.
- J. Mullin/Track not to exceed 6" in width. The only acceptable change in width will be at the end zones where the lanais change direction. Dimensions must be provided at the time of application process.

9. HIGH IMPACT FILM:

Impact film is permitted so long as standard tints are used, and are not reflective.

10. AWNINGS:

- Awnings are permitted as installed solely on lanais.
 - Only neutral colors that complement the existing body and contrasting colors.
 - Contact Eagle Property Management for details.
-

FOR SALE SIGNS: (CCR 9.2)

- Size: 12” x 18” metal single sided sign, on a metal T-bar stake with white border.
- Color: Black
- Letters: Times New Roman with white writing.
 - (Suggested Vendor: Sign Up of Naples, 239-304-0025, loydjamie@aol.com Contact; Jamie)

Sample:



SATELLITE TELEVISION DISH: (CCR 9.11)

Installation is permitted so long as the Reception Device is located so as NOT to be visible from outside the Living Unit, or is located on the lanai of the Living Unit, extending no higher than the eaves of that portion of the roof of the Living Unit directly in front of the Reception Device. The Board of Directors may require that a Reception Device be painted or screened by landscaping in order to blend into the Living Unit and be removed from view from the street and other Living Units. A “flagpole” may NOT be used as an antenna.

LANAI TILING:

The installation of tile is permitted so long as it is a non-slip, textured style surface; and, the tile color is a complementary, neutral color to existing building colors. No decorative emblems, borders permitted.

FLAG INSTALLATION & DISPLAY: (CCR 9.10)

The installation and display of flagpoles and flags is permitted via a portable, removable American flag or official flag of the State of Florida in a respectful manner; and, on Armed Forces Day, Memorial, Flag Day, Independence Day and Veterans day a portable, removable official US Army, Navy, Air Force, Marine Corps or Coast Guard flag NOT larger than 4.5’ by 6’.

HOLIDAY DECORATIONS

- Halloween decorations are permitted from October 1st- November 4th.
 - Christmas and/or New Year Holiday decorations are permitted from Thanksgiving to January 5th.
 - All other holiday decorations should not be displayed for more than 2 weeks prior to the holiday, and should be taken down no more than 2 days after the holiday has ended (i.e. Valentine's Day, St. Patrick's Day, Easter, Memorial Day, July 4th, & Thanksgiving).
-