

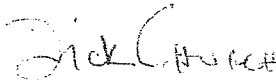
Waterside Village Community Association, Inc.
Venice, FL

To all Sub-association Presidents:

I am enclosing four documents for your information as you prepare your individual Rules & Regulations for Storm Shutters.

The first document is the Rules & Regulations approved at the recent board meeting. These are not heavily restrictive and each sub-association should adjust them according to their own unique circumstances.

The other three documents are various bits of information that can be given to unit owners to let them know what they may need to do in the event of their absence to prepare for a storm.



Dick Church
WVCA President
July 31, 2006

WATERSIDE VILLAGE COMMUNITY ASSOCIATION
VENICE, FLORIDA

STORM SHUTTER RULES & REGULATIONS

Chapter 718 of the Florida Statutes, The Condominium Act, prevents any condominium association from restricting a unit owner's right to protect their domain. Paragraph 718.113(5) reads as follows: "Each board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association which shall include color, style, and other factors deemed relevant by the board."

An Exterior Modification Form for all storm shutter installations must be approved by the Board of Directors of your Sub-association. A description or sample of the storm shutters must be presented to the sub-association board of directors for their review prior to your signing of a contract for shutters. County building permits are the responsibility of the unit owner.

The limitations set forth in the WVCA Rules and Regulations may be made more restrictive by any sub-association but are not to be made more lenient. However, every unit owner should adhere to the following guidelines.

COLOR

1. All shutter material, other than clear panels, should be painted a color that blends in with the exterior surface of the building. For example: White, Beige, Ivory, etc.

STYLE

1. The following styles of shutters may be installed and utilized at any time during the year as either security or storm shutters.
 - A. Clear polycarbonate panels (such as GE Lexan XL-10 material)
 - B. Automatic roll down shutters (manual or motorized)
 - C. Accordion shutters
 - D. Aluminum panels
2. The following styles of shutters may be put up one week before a hurricane and must be removed within one week after the hurricane passes.
 - A. Plywood panels. (No graffiti of any kind is permitted)
 - B. Galvanized steel panels (unpainted)
 - C. Aluminum panels (unpainted)
 - D. Mesh fabric storm covers
3. Metal support brackets for any shutters may be left up year round. When brackets are removed, any holes should be filled and painted to eliminate any infiltration of water into the unit.

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Note: All shutters should meet Miami Dade building code standards for shutters and have a Notice of Acceptance. If more than one storm is predicted within a ten-day period, common sense dictates that there is no need to remove the shutters until the second storm has passed. If you plan to be away for an extended period of time, please make arrangements to comply with these rules. It is suggested that you retain a handyman, a home watcher, a neighbor, or friend to watch your unit who can deploy and remove the storm shutters as necessary in your absence.

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HURRICANE WATCH

When Hurricane Charlie made landfall just south of us, flying objects from flagpoles to air conditioning units caused widespread damage.

To protect your property and the property of your neighbors, it is essential that all of your outside Personal Property be moved inside whenever this area is put under a Hurricane Watch.

If you are heading back up North, we wish you a safe trip and a good summer. If you are going to be vacationing away from your home during Hurricane Season, you are required to move everything that is outside your home into your unit, storage area, or garage. This applies to everything that is not bolted down. The weight of an item is not a factor.

Anytime a Hurricane Watch is put into effect for our area, your Condominium Association will check each unit to be certain the neighborhood is safe. Anything left outside will be removed and stored with all related expenses paid by the Unit Owner. Any damages brought about by this activity will not be the responsibility of the various Associations.

Thank you for your cooperation and let's work together to make this a safe place to live.

WVCA Board of Directors

WATERSIDE VILLAGE COMMUNITY ASSOCIATION
VENICE, FLORIDA

**HOME SECURITY
HURRICANE READINESS
(Preparations for Seasonal Owners)**

1. Before leaving your home for an extended period (even a few days), be sure your home is secure for any eventuality.
2. Assign a trusted party to look after your home in your absence. Give them a key and arrange for regular inspections. A neighbor or a professional home watch business may provide this service.
3. Make sure your management company has the current address and telephone number where you can be reached. Provide the management company contact information for your local home watch person.
4. Store all lanai furniture and fixtures indoors. Bring any decorative items inside from around the lawn or exterior of the unit. Leave nothing outdoors that might become a flying projectile during high winds. Even localized thunderstorms can produce damaging winds.
5. Turn water off to all non-essential apparatus. Water to the washing machine should be turned off.
6. Turn electric off to all non-essential apparatus. The air conditioner should be left on and set at a higher temperature to keep humidity under control. The refrigerator should be left on at a higher temperature setting.
7. Make sure all windows and doors are locked and secured.

**IN THE EVENT OF AN EMERGENCY, IF IT BECOMES
NECESSARY TO HIRE SOMEONE TO REMOVE
POTENTIALLY HAZARDOUS ITEMS AND STORE THEM,
THE RESPONSIBLE OWNER WILL BE BILLED.**

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UNIT OWNERS AND VACATIONERS MUST PREPARE THEIR PROPERTY FOR A
HURRICANE BEFORE LEAVING.

STORE ALL PATIO FURNITURE, GRILLS, ETC. INSIDE THE UNIT

STORE ALL HOSES, NOZZLES, ETC.

REMOVE WALL DÉCOR ITEMS FROM THE LANAI, PATIO AND FRONT
PORCH

APPROVED HURRICANE SHUTTERS MAY BE PUT UP OR CLOSED AT
ANYTIME.

NON-COMPLIANT SHUTTERS AND MESH COVERINGS MAY ONLY BE
INSTALLED WITHIN ONE WEEK BEFORE A HURRICANE AND MUST BE
REMOVED WITHIN ONE WEEK AFTER THE HURRICANE.

STORE OR SECURE LANDSCAPE LIGHTS, STATUES AND OTHER
ORNAMENTS.

STORE OR SECURE ALL FLOWER POTS.

CONSIDER ALLOWING NEIGHBORS TO USE YOUR GARAGE FOR
EXTRA CARS OR STORAGE.

REMEMBER --

IF YOU CAN MOVE IT, SO CAN A HURRICANE !!

**BE A RESPONSIBLE NEIGHBOR AND SECURE YOUR
PROPERTY. PROPERTY LEFT UNSECURED MAY BE
REMOVED AND STORED AT OWNER EXPENSE IN ORDER
TO PROTECT THE COMMUNITY.**