

ADDENDUM 1

5.0 Awnings, Stationary or Retractable; Blinds, Retractable or Rollup; Sunshades:

Design Committee approval is required for awnings, blinds, shutters, sunshades, etc. Provide the location on a plot plan along with a manufacturer brochure showing type, style, dimensions and color.

Members of sub-associations, condominiums, townhouses, etc. must obtain written approval from their respective Board of Directors through the property management company and submit it with the application.

Reinstalling the above listed items with the same product and color as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and color was installed with unapproved materials and/or colors or no approval has been received.

- 5.1 Location. Awnings, blinds and sunshades shall be mounted under the roof eaves or attached to the exterior of the main dwelling.
- 5.2 Colors. Garish, busy patterns, and bright colored blinds or awnings are not approvable. Colors shall match the existing color scheme of dwelling(s).
- 5.3 Reflective Finishes. Reflective finishes (hardware or casings) may not be used on exterior surfaces where such exterior surface is visible from the street or neighboring properties.
- 5.4 Metal Awnings. Metal awnings may be used only if they are painted a solid flat color to match the existing color scheme of dwelling(s) and be an approvable color from the MTA Color Board.
- 5.5 High Winds. Awnings, blinds, shutters and sunshades shall be rolled and/or adequately tied down during periods of high winds.
- 5.6 Good and Clean Condition. All improvements shall be maintained in a good and clean condition and repair.

28.0 Weather Related Improvements:

Design Committee approval is required for weather related improvements. Provide the following information:

Members of sub-associations, condominiums, townhouses, etc. must obtain written approval from their respective Board of Directors through the property management company and submit it with the application.

Reinstalling the above listed items with the same product and color as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and color was installed with unapproved materials and/or colors or no approval has been received.

Types of Improvements:

28.1 Rolling Shutters over door openings, deck/lanai openings and windows. Rolling shutters shall be used only for weather related disasters, such as hurricanes, and are not intended for ‘daily use’, such as for security, privacy, or shading purposes. Alternatives for daily use needs are available, such as, burglar alarms, dogs, window tinting, drop blinds, curtains, etc.

Design Committee approval is required. Provide the following information:

28.1.1 Location. Rolling shutters shall be mounted under the roof eaves or attached to the exterior of the main dwelling. The dimensions of the shutters shall cover the exterior area.

28.1.2 Plans. Provide the location(s) on a plot plan along with picture(s) of the proposed location(s) where the shutters are to be installed. Also include a manufacturer brochure showing type, style, dimensions and color.

28.1.3 Color. Owners must submit samples of colors that will blend with the existing color scheme of the property.

28.1.4 Window Shutters (‘Nassau Bahama’). These shutters are for the purpose of covering windows during hurricane force winds. An application will be reviewed on a case-by-case basis. Owners must follow all City & County, State, and Federal safety guidelines for installation, maintenance, and usage of the product. Approval for installation does not constitute a direct or indirect endorsement of the product by MTA. Owners install the product at their own risk.

28.1.5 Reflective Finishes. Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from neighboring property.

28.1.6 Good and Clean Condition. All improvements shall be maintained in a good and clean condition and repair.

28.2 Armor Screen Wind & Impact Abatement System. This system may be used only on a temporary basis in case of hurricane force winds. It is to be removed or placed so as not to be visible from the street or neighboring properties, after each use. Owners must follow all City & County, State, and Federal safety guidelines for installation, maintenance, and usage of the product. Approval for installation does not constitute a direct or indirect endorsement of the product by MTA. Owners install the product at their own risk.

29.0 Window Related Improvements:

Design Committee approval is required for window related improvements. Provide the following information:

Members of sub-associations, condominiums, townhouses, etc. must obtain written approval from their respective Board of Directors through the property management company and submit it with the application.

Reinstalling the above listed items with the same product and color as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and color was installed with unapproved materials and/or colors or no approval has been received.

Types of Improvements:

- 29.1 Replacement of Windows. Existing windows may be replaced with a different style of window with identical, larger, or smaller dimensions.

Design Committee approval is required. For replacement of **all** windows, provide dimensions, design, and type. For **partial** replacement of windows, provide a plot plan showing the location of new windows, including the dimensions, design, and type. For windows with colored glass, in addition to the listed requirements, provide manufacturer specifications of solar value for exterior visible light reflectance.

- 29.2 Solar Tints, Window Films, and Glazing (Tinted Glass).

Design Committee approval is required. Provide manufacturer specifications and sample indicating solar values by percentage within the specifications listed below.

All window tint, films, and glass samples are required to be within the range criteria as follows:

- 29.2.1 Total Solar Absorbance: 67% (less than or equal, \leq)
Exterior Visible Light Reflectance: 31% (less than or equal, \leq)
Shading Coefficient: 40% (greater than or equal, \geq).

29.2.2 Approval shall include reviewing the sample through daylight.

29.2.3 Highly reflective solar tints and films for windows shall not be approved.

- 29.3 Window Grilles

Design Committee approval is required. Provide plot plan indicating the location of the window grilles and dimensions, design and type.

29.3.1 Location and Dimensions. Window grilles may be placed over existing windows. The dimensions would follow the manufacturer's recommendations.

29.3.2 Safety Release Mechanism. Window grilles shall have emergency/safety release mechanisms per manufacturer's recommendations.

29.3.3 Color. Colors must blend with the existing color palette of the property.

29.3.4 Reflective Finishes. Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from neighboring property.

29.3.5 Good and Clean Condition. Window grilles shall be maintained in a good and clean condition and repair.