

Le Chateau Association
Hurricane Window & Hurricane Shutter
Specifications for New Installations
(Revised January 31, 2023)

Frames of all windows and sliders shall be white vinyl or white powder coated aluminum.

Glass of all windows and sliders shall be **Cardinal Low E 366 Gray** glass or similar glass

Screens for all windows and sliders will be charcoal gray and for windows, cover the bottom half of the window only.

Window Product will be CGI single hung and be as close a match as possible to the existing design of the 2014 window installations on units 12, 14, and 61.

1st to 6th Floors - All units - All unit windows, Bayside, Parking Lot, North side, South side, except Dining Room Windows and 11 & 14 Window/Door Bayside Bow Windows

Hurricane Windows

- As described above (Frames, Glass, Screens, Window Product).

1st Floor - 11 & 14 - Bayside Bow Windows/Door

Hurricane Windows/Door

-- Design shall be as close a match as possible to the existing design of the windows/doors on Units 11 & 14 as of 12/5/14. If one or both of the owners of Units #11 & 14 shall wish to install Hurricane Windows, they will consult with each other to ensure an exact match of the product & design of the windows/door for both units. To the extent such unit owners fail to agree on the product and design to be used, the Board shall resolve the selection and plan. If both unit owners are not installing such Hurricane Window/Door on their Bayside Bow Windows/Door together and simultaneously, the owner installing last shall match the exact specifications of the owner installing it first.

Radius Accordion Shutter

-- Shutter shall be white powder coated aluminum.
-- Shutter shall consist of two sides that can be pulled or electronically closed by meeting in the middle. Shutters shall fold into themselves such that their storage is as hidden as possible to the left and right of the bow window. The shutter will be installed as close as possible to the bow window/door and follow the same bow path of the window/door.

- If one or both of the owners of Units #11 & #14 shall wish to install a Radius Accordion Shutter, they will consult with each other to assure an exact match of the product & design of the shutter to each other. To the extent such unit owners fail to agree on the product and design to be used, the Board shall resolve the selection and plan. If both unit owners are not installing a Radius Accordion Shutter together and simultaneously, the owner installing last shall match the exact specifications of the owner installing first.

1st – 6th Floors- All units ending 1 & 4 – Dining Room Windows

Windows

- Design shall be the same as those windows installed on units 14 & 61 in 2014 and be as described above in terms of Frames, Glass, Screens, and Window Product.

Motorized Roll Shutter – Large Window

- All shutters shall be motorized
- The Design shall be as similar a match as possible to the existing balcony shutters on Units #32, #42, #44, #53, #64 scaled to the size of the windows.
- One shutter shall cover the entire set of dining room windows.
- All shall be made of white powder coated aluminum.

7th Floor- All windows except 71 & 73 Kitchen, 72 Bayside Windows, and 71 & 73 North and South side arch windows

- Hurricane Windows – As described above (Frames, Glass, Screens, Window Product).

7th Floor – 71 & 73 – Arched Windows

- Because the 7th floor arched windows are a different size and shape window than the windows on floors 1 to 6, the design of such window will be proposed by the 7th floor unit owners and submitted to the Board of Directors for approval. The Board will approve such window design as is considered to be complimentary to the overall building aesthetics.
- A shutter option is not permitted for these windows since the archway architecture of the building is such that shutters do not fit in the space. Should any 7th floor owner wish to pursue such an option, a proposal should be submitted to the Board of Directors for review and approval.

7th Floor- Unit 72 Bayside Windows

- Because these windows are of a different configuration than the windows on floors 1 to 6, the design of such windows will be proposed by the Unit 72 owner(s) and submitted to the Board of Directors for approval. The Board will approve such window design as is considered to be complimentary to the overall building aesthetics.

7th Floor- 71 & 73 Kitchen Windows

Windows

- Because these windows are different than any others in the building, the owner shall submit a window replacement proposal and the Board will review and approve such proposal if it is considered complimentary to the overall building aesthetics when considering the match to other windows in the building.

Shutters – Motorized Roll Shutter, Accordion Shutter, Removable Clear Panels

- Because these windows are completely hidden from outside view, the owners of these units may install any type of shutter noted in other portions of this document.

1st to 6th Floor Balcony

Sliders

- Frames shall be white vinyl or white powder coated aluminum.
- Glass shall be light grey, Cardinal Glass Low E-366 glass or similar glass that the Board may approve as being a close match because Low E-366 is not available for the application.
- Sliders will fit the existing slider openings.

Hurricane Shutters

- Shutters must be made of white powder coated aluminum.
- The shutter design shall be as close a match as possible to the other shutters already installed on the bayside balconies such as Units 32, 42, 44, 53, 54, and 64 in place as of December 5, 2014.
- Shutter must be motorized.
- They will be installed immediately below the balcony floor of the unit directly above the unit where the installation is to occur, except for the 7th floor.
- They will be installed immediately behind the ends of the balcony railing in the case of floors 2 to 6; immediately in front of the sliders in the case of units 12 & 13, and immediately behind the balcony archway in 7th floor units.

All Veranda Area Windows

- If such windows are considered to be exempt from FL statutes permitting individual replacement, then individual replacement may not be undertaken, and windows may only be replaced on a condo wide basis as approved by the Board.

- If windows are not exempt under existing FL statutes permitting individual replacement, then the design, color, frame, glass, etc. of the replacement windows shall be almost an exact match to the existing windows throughout the veranda's in the building. The proposal for such replacement windows shall be reviewed and approved by the Board of Directors for consistency purposes.