

**The Island Club Association, Inc.**  
**Window and Door Specifications Standard**  
Revised as of August 14, 2007

As per our Documents Declaration section [3.2(c)(2)(i)] and our Attorneys counsel, the Windows and (by definition inclusion) the Doors are the responsibility of the individual Unit owners. In recognition of this, at the July 20, 2006 Board of Directors meeting, the Board voted unanimously to publish a Window & Door Specifications Standard supported by our Declaration section [3.2(g)(2)(ii)] and our Attorneys counsel.

The purpose of establishing a Window & Door Specifications Standard is to ensure a uniform appearance for the buildings and thereby protect the value of the property. Since the Windows & Doors are clearly a part of the Unit and therefore the responsibility of the Unit owner the Association take's no responsibility for the repair and/or replacement of the unit's Windows or Doors other than as required by law. The Association does require that the repair and/or replacement of Windows or Doors must conform to this document's Specifications Standard, and all applicable government regulations.

This document, from this time forward, will be the official Window & Door Specifications Standard for The Island Club Association, Inc.

The Specifications Standard, including all Windows & Doors, are as follows:

1. Any owner wishing to repair and/or replace their Windows or Doors **must** submit a written proposal, prior to contract, to the Board of Directors, which details the Windows and/or Doors to be installed in a format that allows the Board to determine that this Standard is being followed by that installation. These specifications must include pictures and/or drawings of the windows and part numbers or other such identifying specifications in the written proposal. The Board can deny approval if it is not shown that the installation follows all of these Specifications. Unit owners who do not comply with these Specifications will be subject to any and all available legal measures the Association can take to enforce this Standard.
2. The following overall mandatory Specifications will apply to all Windows and Doors installed from this date forward. All Windows and Doors will be Hurricane Resistant to all current Government standards. This shall include non-impact resistant windows in combination with Hurricane Shutters that conform to the standards adopted by the Board if these meet the current government standards. All Window frames must be white, not of wood construction due to termite issues and all Window Glass must be grey tinted UV resistant except for kitchen and bathroom windows which may be frosted. Patio Door Glass may be grey tinted UV or clear. In addition to these overall Specifications the following specific Specifications also apply.
3. Windows located in the first story hall ways must be single hung with white horizontal mullion/muntin bars on the exterior of the glass dividing the single panes so as to appear like three (3) pane awning windows. However, first story kitchen and bathroom windows and

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second story bathroom windows will be single hung windows without the additional white horizontal mullion/muntin bars dividing the single panes.

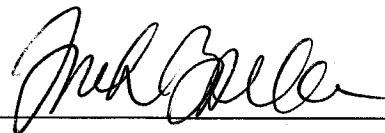
4. The remaining first story windows and all second story windows can be either three (3) pane awning windows OR single hung, single awning, horizontal slider, or casement windows with white horizontal mullion/muntin bars on the exterior of the glass dividing the single panes so as to appear like three (3) pane awning windows.

5. Patio Doors can be either Sliding Glass or French Doors and must have white framing. No wooden patio doors will be allowed due to termite issues.

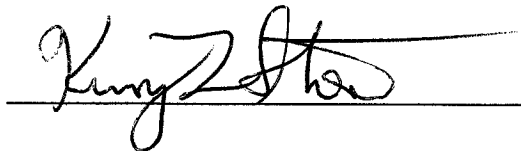
6. Front Entry Doors and/or Cover Doors and Door Frames must be painted the color of the building's trim. Other specifications for the replacement of these doors will be decided upon by the current Board based on the current doors and the building's overall appearance at the time the proposal is submitted.

This Standard is put into effect by the signatures of the following Board of Directors, on August 15, 2007 and replaces the Standards adopted on the Twenty third (23rd) day of May, 2007. ~~and December 2006 standard:~~

Frank Bosela - President

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Kerry Stone - Vice President



Marilyn Mammano - Treasurer



Dennis Farretta - Secretary



Nancy Clifford - Member@Large

