

**The Island Club Association, Inc.**  
**Window and Door Specifications Standard**

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. 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. All Window frames will be white 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 will be single hung or horizontal slider windows with white mullion bars horizontally dividing the single panes so as to appear like four (4) pane awning windows. However, kitchen and bathroom windows will be single hung windows without the additional white mullion bars dividing the single panes.
4. The remaining first story windows and all second story windows can be either four (4) pane awning windows(\*) OR single hung, horizontal slider, or casement windows with

