

# **APPROVED CHANGES TO CYPRESS STRAND CONDOMINIUM ASSOCIATION RULES, REGULATIONS AND PROCEDURES MANUAL Amended January 2019**

## **LOWER UNIT HURRICANE WINDOWS**

As approved by the Board of Directors April 10, 2019 (attach following as PDF)

The Board of Directors has approved the replacement of lower unit single pane windows with hurricane compliant, impact glass windows **at owner's expense**. After considerable research, acceptable hurricane compliant windows have been found that will not appreciably change the exterior footprint of the units. Our Association attorney has developed the legal means necessary to make this window replacement process possible through a process of owner payment for the impact windows and installation and the association taking ownership and maintenance responsibility after acceptable installation. **Replacement of lower unit windows is strictly voluntary and not required.**

Only **PGT impact windows sold and installed by Mullet's Aluminum Products in Sarasota** are approved for replacement purposes. Listed below are the requirements each lower unit owner must agree to and comply with in order to receive Board approval to proceed with their window replacement:

1. The lower unit hurricane compliant replacement windows must be PGT WinGuard Aluminum Single Hung Series 7700A, sold and installed by Mullet's Aluminum Products, Inc., 6345 McIntosh Road, Sarasota, FL 34238. The approved windows and designated vendor are required. No exceptions.
2. The owner understands, agrees and acknowledges that he/she/they are responsible for all costs associated with the purchase and installation of the hurricane compliant windows and that the replacement windows must be paid for in full at the time of installation. No lien of any kind will be permitted against any portion of the Condominium Property arising out of such purchase and installation.
3. The unit owner must understand and agree that they (through the contractor) are responsible for any damage caused to their unit, other units or the common elements caused during the installation of the hurricane compliant windows.
4. The unit owner must relinquish all ownership interest in the replacement hurricane compliant windows after successful installation. This relinquishment of interest will be recorded by the Association in the Manatee County Public Records after the installation of the replacement windows is complete.

For more information and required forms, interested owners should contact:

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