

PEREZ ACRES HOMEOWNERS ASSOCIATION.

49 South Cupa Court
Yigo, Guam 96929

POLICY FOR INSTALLATION AND USE OF TYPHOON SHUTTERS

Pursuant to Article VI of the Declaration of Covenants, Conditions & Restrictions governing Perez Acres, the Board of Directors has adopted the following policy concerning the installation and use of typhoon shutters at Perez Acres. On Thursday July 24, 2003, the Board of Directors approved a proposal allowing Accordion Style typhoon shutters to be installed by homeowners. The approved accordion design and installation will be from AMS Corporation.

1. All homeowners currently using wood or panel shutters may continue to use them after the effective date of this policy, as stated above, provided they properly maintain the shutters and comply with the provisions of this policy.
2. Each homeowner wishing to install new shutters or replace existing shutters must install only those accordion style shutters approved by the Board. **Homeowners may not mix two styles of shutters. Only one style of shutter is permitted on a unit.**
3. Homeowners desiring to install new or replace existing shutters, must complete the Typhoon Shutter Installation Request Form (Attachment 1) and submit it to the Board for approval.
4. Upon approval, PAHA's manager will coordinate with AMS and the homeowner, based on the homeowners desired date for the installation, as to a convenient installation date for the shutters.
5. The cost data and payment procedures are detailed in attachment 2.
6. Once installation is complete, homeowners must strictly follow the Association Policies concerning when the shutters may be closed. Shutters will only be allowed closed when the island is in Typhoon condition 1, 2, or 3. **WHEN THE ISLAND IS IN TYPHOON CONDITION 4, ALL ACCORDION SHUTTERS MUST BE FULLY OPEN AND LOCKED IN THE OPEN POSITION. ALL WOOD AND PANEL SHUTTERS MUST BE REMOVED AND PROPERLY STORED. NO EXCEPTIONS!** If a homeowner is going to be off island, or a homeowner's tenant will be off island leaving the unit vacant, it is the responsibility of the homeowner to provide either the PAHA manager, (or some other responsible individual), with the necessary items and instructions for closing of the accordion shutters, putting up either the wood or panel shutters, if the island enters into Typhoon condition 1, 2, or 3 while the unit is vacant. After the island returns to condition 4, the accordion shutters must be opened and locked open, the wood and panel shutters removed and properly stored. **REPEAT: AT NO TIME WILL THE ACCORDION SHUTTERS BE CLOSED, PANEL OR WOOD SHUTTERS LEFT ON WHEN THE ISLAND IS IN TYPHOON CONDITION 4.** Homeowners who violate this policy will be subject to the strict application of the "INFRACTION OF THE RULES AND REGULATIONS as found on page 3 of the AREA POLICY MANUAL dated January 11, 2007, (Attached).