

## **Revised Draft of the Proposed Rules Amendment for Replacement Windows and Shutters**

All new or replacement windows and shutters **MUST BE APPROVED** in writing by the manager and the Board of Directors before being ordered and installed. They also must conform to all State of Florida, Collier County and City of Naples codes, as well as Miami-Dade Hurricane specifications. Contractors must receive permitting before beginning construction on any of the items below.

### **WINDOWS**

All replacement sliding windows on the **First Floor Exterior** must be **White** in color and Miami-Dade (M/D) hurricane glass. The exception to this rule is that windows on the **First Floor** facing inside the **Central Entrance** must be **Silver** in color. All windows must move side-to-side and single-hung.

Windows on the **Upper Floors of the West building central entrance** must be **Silver** in color with M/D hurricane rated glass. The exception to this rule is that windows facing Harbour Drive on the #10 stack must be **White** in color. These windows must move side-to-side and not single-hung.

**Kitchen windows** on all floors facing the **Interior Courtyard** must be **White** in color. These windows must move up-and-down not side-to-side with the current exception of the older window Unit 113. When Unit 113 replaces the kitchen window it must move up-and-down and conform to the design rules. All windows must be M/D hurricane rated. There are no exceptions to this rule.

**Windows facing East on the #1 and #16 stacks** must be **Bronze** in color and M/D hurricane glass rated. These are the unenclosed windows/sliders immediately next to the East facing lanais/balconies.

### **SLIDERS**

All replacement sliders facing the **Exterior of all buildings** or the **Interior lanais** must be **White** in color and M/D hurricane glass. Replacement sliders facing the screened lanais/balconies of the #1 and #16 stacks must be **White** and M/D hurricane glass rated. There are no exceptions to this rule.

### **ENCLOSED LANAIS**

All doors and sliders of **"bumped out"** or **Enclosed lanais** facing the **Interior courtyard** must be **Bronze** in color and M/D hurricane glass. The design of units in the West building must conform to those units already enclosed. Units in the North and South buildings must be floor to ceiling, two-panel sliders and main doors. No accordion sliders, sidelight or transom doors are allowed. There are no exceptions to this rule.

**SHUTTERS**

The Bordeaux Club, as of the end of 2024, has numerous variations of shutters, external window and lanai coverings, both in design and functionality. Some of these variations date back to the original building and permitting codes. Many would not meet today's hurricane codes. Moving forward **ALL Replacement Shutters must be rolldown and white in color.** Those that are controlled electronically must have internal and external manual overrides. All shutters and doors must be M/D hurricane rated.

All replacement shutters covering lanais must be installed on the interior behind the screened enclosure. Design of these shutters, on units where it applies, must include a separate entrance door component. The color of all replacement shutters must be **White** and must be M/D hurricane rated.

All external window replacement shutters must be rolldown, electronically controlled with internal and external manual overrides. These replacement shutters must be **White** and must be M/D hurricane rated. Replacement accordion shutters will no longer be permitted.