

ADMIRALS WALK CONDOMINIUM ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT FOR PROFIT

RESOLUTION - INSTALLATION OF WINDOW FILM

Item 26 in the Rules and Regulations, as amended to May 22, 2006, states that: "No Unit Owner shall attach any film or sun-reflective device or matter to the glass windows and glass doors of a Unit, except with the Board's prior written approval." In this regard, the Board of Directors has been requested to allow unit owners to install window film, and provide specifications for such window film.

This matter having come for consideration by the Board of Directors of ADMIRALS WALK CONDOMINIUM ASSOCIATION, INC., and the Board of Directors having given due consideration to all matters connected herewith, the Board finds as follows:

WHEREAS the Board of Directors may allow unit owners to install window film, and provide specifications for such window film;

WHEREAS all unit owners shall be allowed to install safety and security window film in accordance with the specifications approved by the Board;

WHEREAS all costs incurred with the installation, repair and maintenance of said window film, and any damage to the interior or exterior of the building caused by the installation shall be paid by the unit owners; and

WHEREAS the Board of Directors has made its decision based on availability of product conforming to the specifications and compliance to all state, city and county codes, and appearance or effect on the buildings when installed in the ADMIRALS WALK CONDOMINIUM.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Owners may install safety and security window film provided, however, that due to the wide variances in the quality, tint, color, and safety and security features of window films currently on the market, all film specifications for all installations must be approved in advance by the Board of Directors, except for 3M Scotchshield Ultra 400 Safety and Security Window Films - Product Types: S35NEAR400 and S50NEAR400, which may be installed without further approval. Under no circumstances shall reflectice-type film (e.g., silver or gold material) be allowed. General specifications are attached to this resolution.
2. All windows of a unit must receive the same type/style of window film throughout the entire unit.
3. The unit owner shall bear all cost for the installation, repair and maintenance for the window film. Unit owner will also be responsible to repair any common element or any other unit damaged as a result of the installation of window film.

4. The unit owner shall contract with a window film contractor and installer of their choice independently of the Association. Any group purchase of window film is still completely independent of the Association and directly between those unit owners and the contractor. The Association accepts no responsibility for any choice of vendors or choice of contractors by the unit owner or unit owners. The association furthermore accepts no responsibility for any actions or damage that may be or could be caused by the contractor or installer. The unit owner(s) agree to accept any and all responsibility and cost for any repairs due to damages caused by the contractor or installation of the window film.
  
5. The unit owner, as evidenced by the installation of the window film, has agreed to all the above provisions and completely and unconditionally shall hold the Association and Board of Directors harmless from any action, or results from, or due to, the installation of the window film. The unit owner further agrees to make any future purchaser of the unit aware of these provisions.

As resolved and adopted this 8th day of August 2006 by the Board of Directors of the Admirals Walk Condominium Association, Inc.

## GENERAL SPECIFICATIONS FOR SAFETY AND SECURITY WINDOW FILM

1. PERFORMANCE:

Solar Heat Reduction	30%-45%
Glare Reduction	42%-58%
UV Blocked	98%-99%
Total solar Energy Rejected	43%-56%

2. COLOR/TINT - Light Neutral or Neutral

3. PROTECTION - Must pass the 400 ft. lb. (538 Joule) impact level when tested in accordance with Safety Glazing Standard CPSC 16CFR.

4. PHYSICAL PROPERTIES

<b>Film Thickness</b>	.004 inches nominal (.1 mm)
<b>Micro-layers</b>	26
<b>Graves Area Tear<sup>1</sup></b>	> 780 Lbs. % (> 355 kg %)
<b>Young's Modulus<sup>2</sup></b>	> 500k PSI (> 3.45 x10 <sup>9</sup> pascals)
<b>Tensile Strength</b>	30,000 PSI (2.07x10 <sup>8</sup> pascals)
<b>Break Strength</b>	120 Lbs. per inch width (21.4 kg/cm)
<b>Elongation (Stretch)</b>	140%
<b>PPT (Puncture Propagation Tear)<sup>3</sup></b>	8.7 Lbs. (4.0 kg)
<b>Safety Impact Tests CPSC 16CFR ANSI Z97.1</b>	Category II (400 ft. lbs.) Unlimited
<b>Adhesive Strength After Weathering<sup>4</sup></b>	> 2,500 grams per inch (>984 gr/cm) > 3,500 grams per inch (>1,378 gr/cm)
<b>Abrasion Resistance<sup>5</sup> (100 cycles)</b>	< 6% Change in Haze
<b>Surface Burn Characteristics<sup>6</sup></b>	Class A Interior Use
<b>Building Code Compliance</b>	BOCA

<sup>1</sup> ASTM D-1004-94a

<sup>2</sup> ASTM D882-95a

<sup>3</sup> ASTM D-2582-93

<sup>4</sup> CPSC 1201.4

<sup>5</sup> ASTM D-1044

<sup>6</sup> ASTM E-84

**Initial Tear Resistance of Plastic Film and Sheeting (Graves Area)**

**Tensile Properties of Thin Plastic Sheeting** (this method covers Young's modulus, tensile strength, break strength, and elongation). Young's Modulus measures resistance to stretch, or give of a material. The lower the value the more flexible the material. For example, a rubber band would have a YM < 100k, whereas for polystyrene > 1,000k.

**Puncture-Propagation Tear Resistance of Plastic Film and Sheeting**  
**Accelerated Weathering for Plastics using 1200 hours Xenon Lamp Exposure**  
**Standard Method of Test for Resistance of Transparent Plastics to Surface Abrasion**  
**Surface Burn Characteristics of Building Materials**