

Alafaya Woods Homeowners’ Association
Amended Rules and Regulations & Architectural Control Committee Specifications

The roofline should be consistent with the adjacent elevations. Roofs should be pitched to match the house, and shingles must match the existing shingles.

Architectural detailing on the new addition should match the existing doors and windows must match the existing.

The paint colors of the addition must match or complement the existing house.

The overall square footage of the original living area of the house cannot be increased by more than 50%.

The addition shall not cover more than 50% of the existing yard. All zoning setbacks must be observed.

The Association always requires the property owner to comply with all City and State Regulations.

1.4.1.2 Applications must include:

A property survey showing the location of the proposed addition and the required setbacks.

Elevations of all sides of the house from which the addition can be seen.

A complete set of plans for the addition which Includes the floor plan, wall sections and details, and the materials and colors to be used.

An estimated construction period.

1.4.2 **AWNINGS / SHUTTERS**

Awnings for aesthetic purposes are generally not encouraged in the community; the architecture of the exterior elevations of the homes in this community is generally not suitable for awnings.

Awnings for the purpose of regulating environmental factors will be considered after other solutions for controlling the elements have been evaluated These include, but are not limited to, approved landscaping to provide shade, approved window tinting, sun shades and specially lined blinds or curtains. (Refer to paragraph 1.3.6)

1.4.2.1 Specifications

The materials used for the awnings and the supports should be durable to withstand the intense sun and rain of the climate. Aluminum slatted awnings will not be approved.

ISSUE #1

The color(s) of the awnings must be consistent with the colors of the house. (Refer to paragraph 1.4.15)

Awnings must be well maintained and not allowed to excessively mildew, fade or tear.

Hurricane shutters are permitted. See Alafaya Woods Homeowner’s Association, Inc. Hurricane Protection Guidelines Policy.

1.4.2.2 Applications must include:

A property survey showing the proposed location(s) of the awnings and the sizes of the awnings.

Elevations of each window with the proposed awning.

A brochure, which indicates the type, materials, and colors for the proposed awnings.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE BOARD & COUNSEL REVIEW

Sec. 1.4.15 (p. 16): Clause purports to prohibit or arbitrarily deny hurricane protection systems.

Statutory / Legal Reference: Fla. Stat. § 720.3035(6) (HB 293 / HB 1203)

Statutory Comparison: Under Fla. Stat. § 720.3035(6) (HB 293 / HB 1203), association boards are legally required to adopt hurricane protection specifications and cannot prohibit owners from installing hurricane shutters, impact glass, or code-compliant storm mitigation hardware.

CURRENT WORDING IN DOCUMENT:

) Awnings must be well maintained and not allowed to excessively mildew, fade or tear. Hurricane shutters are permitted. See Alafaya Woods Homeowner's Association, Inc. Hurricane Protection Guidelines Policy.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Owners may install hurricane shutters, impact glass, or other hurricane protection products complying with the Florida Building Code and the Association's adopted specifications, pursuant to Fla. Stat. § 720.3035(6) (HB 293 / HB 1203).