

iv. The architecture of the addition must match the existing home.

ISSUE #1

Awnings, Shutters and Window Treatments

- i. Decorative shutters installed flush onto the home on either side of the windows will be permitted upon require DRB approval of style and color.
- ii. Hurricane shutters may be DRB approved, under the following conditions:
- a. Hurricane shutter type must be approved from the DRB
- b. Housing of shutter and tracking is painted the same color as the house.
- iii. Awnings require DRB approval and must be color coordinated with the house color.

P. Driveway Construction

- i. Driveway and sidewalk extensions require DRB approval and must conform to the standard for that Owner's Neighborhood.
- ii. No gravel driveways will be permitted.
- iii. Driveway pavers must be approved by DRB and must coordinate with house color.
- iv. Painted or stained driveways must be approved by the DRB. Driveways may only be stained to a neutral color, earth tone or color that matches the color the house is painted.

Q. Decorative Lighting

- i. Holiday decorations or lighting can be displayed from 10/1 to 1/15.
- ii. Lighting display must not create a nuisance to neighbors or excessive traffic.
- iii. Only low voltage landscape, walkway or lighting attached to the exterior of the home will be permitted.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. C (p. 15): Clause prohibits or authorizes arbitrary denial of hurricane shutters, impact glass, or storm panels conforming to the Florida Building Code in conflict with HB 1203 / HB 1021 / HB 1029.

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

Statutory Comparison: Under Fla. Stat. § 720.3035(6) (HB 293 / HB 1203), both homeowners' associations and condominium associations must adopt hurricane protection specifications (which may govern style and color) and are expressly prohibited from denying an application for the installation, enhancement, or replacement of hurricane protection - including permanent storm shutters, impact-resistant glass, code-compliant storm panels, reinforced exterior doors, and metal/storm-hardened roofs - that conform to the adopted specifications and the Florida Building Code.

CURRENT WORDING IN DOCUMENT:

Awnings, Shutters and Window Treatments i. Decorative shutters installed flush onto the home on either side of the windows will be permitted upon require DRB approval of style and color.
ii.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Fla. Stat. § 720.3035(6) (HB 293 / HB 1203), the Board/ARC shall adopt hurricane protection specifications and shall not prohibit or deny any owner application to install, enhance, or replace hurricane shutters, impact-resistant glass, storm panels, exterior doors, or roofing systems that meet or exceed the Florida Building Code and conform to the Association's adopted hurricane protection specifications.