

Section WALK-IN - Sample Provision Excerpt (Public Preview)

WALK-IN
CLOSET
DINING
17'-11 1 / 4 " x 14'-11"
BEDROOM 3
12'-1 1 / 4 " x 14'-7"

ISSUE #1

BEDROOM
14'-3 1 / 8 " x 21'-10 1 / 4 "
GREAT ROOM
30'-5 3 / 4 " x 10'-6 1 / 4 "
TERRACE
N

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the...

MARKUP #1 ->



MARKUP #1 · MISSING HURRICANE SPEC

BOARD & COUNSEL REVIEW

Sec. WALK-IN (p. 1): Governing documents omit mandatory Hurricane Protection Specifications required by HB 1021.
Statutory / Legal Reference: Fla. Stat. § 718.113(5) (HB 1021)
Statutory Comparison: Effective July 1, 2024 under HB 1021, each residential condominium board must adopt hurricane protection specifications for each building within each condominium operated by the association.

CURRENT WORDING IN DOCUMENT:
WALK-IN CLOSET DINING 17'-11 1 / 4 " x 14'-11" BEDROOM 3 12'-1 1 / 4 " x 14'-7"
MASTER BEDROOM 14'-3 1 / 8 " x 21'-10 1 / 4 " GREAT ROOM 30'-5 3 / 4 " x 10'-6 1 / 4 "
TERRACE N Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
In accordance with Fla. Stat. § 718.113(5), the Board of Administration shall adopt hurricane protection specifications, including color, style, and code-compliant product approval standards for impact glass, hurricane shutters, and protective hardware. Unit owners may install compliant products upon written notice to the Board.