

Old Mill Preserve Exterior Alteration Rules and Regulations

Garage Doors

Must be overhead type, matching the garage door originally installed by the Developer.

Gutters/Downspouts

It is the Homeowner’s responsibility to remove and keep clear of debris all gutters attached to dwellings. Gutters and Downspouts must be white or match the color of existing fascia or lanai enclosure, and in conformance with community standards. Any alterations require ACC approval. Description of color and material of gutters/downspouts, and a copy of construction plans/surveys must be on the application or application will be an automatic denial.

ISSUE #1

Hurricane Protection - Windows, Doors and Sliding Glass Doors

Must meet current Florida, Manatee County Hurricane Code and Standards. Hurricane protection may be put up one (1) week prior to the anticipated storm and be in use only during a storm. Hurricane Protection removal should be completed no later than one (1) week after the storm. Attachment devices must be same color as surrounding paint so as to be minimally visible from the neighboring property. Altering of the outside home structure is not permitted.

Lanai Additions and Enclosures

Requires a building permit, must comply with setback requirements and building codes. Description of pavers, concrete, screen, color of birdcage, and a copy of construction plans/surveys must be on the application or application will be an automatic denial. Must conform to community standards; height not to exceed roof line, inclusion of lanai bed (around base of enclosure, 18 inches in width for lawn maintenance), color white or dark bronze only, sidewalls must be entirely screened to include entire wall height. Roof can be screen or covered. Covered roof must be insulated so as not to create a noise annoyance for neighboring property. Either Kick Plate, up to18 inches in height, or Full-Length screens are permitted.

Mailboxes and Posts

Alterations are not permitted. Wear and tear from normal usage is the Homeowners responsibility. Damage by other means is the Homeowner’s responsibility. Repair/replacement needs to be coordinated with HOA and must conform to community style and color. Car polish can be used to maintain luster. Decals on mailboxes are not permitted. Balloons maybe attached but are not permitted to stay attached longer than a day.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 3 (p. 4): 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:
Hurricane Protection - Windows, Doors and Sliding Glass Doors Lanai Additions and Enclosures Mailboxes and Posts Must meet current Florida, Manatee County Hurricane Code and Standards.

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.