Section 1: [Article I, Section 1.1] Definitions, Purpose, and Governing Act

This Declaration of Covenants, Conditions, and Restrictions (or Declaration of Condominium) establishes the governance framework, maintenance obligations, and property covenants for all Lots and Units within the Association in the State of Florida.

Section 2: [Article II, Section 2.1] Membership and Voting Rights

Every record Owner of a fee or undivided fee interest in any Lot or Unit shall be a mandatory Member of the Association and shall be entitled to one (1) vote per Lot or Unit in all Association affairs.

Section 3: [Article V, Section 5.7] Waterfront Dock, Boat, and Backyard Storage Restrictions

No boat trailer, utility trailer, jet ski, or kayak may be stored on any Lot outside of an enclosed garage, including within a side or rear yard enclosed by a six-foot privacy fence and not visible from the street or canal.

Section 4: [Article V, Section 5.12] Hurricane Shutters and Exterior Storm Protection

Permanent accordion or roll-down hurricane shutters are prohibited on street-facing elevations. Plywood or removable metal storm panels may be installed no earlier than thirty-six (36) hours before projected hurricane landfall and must be removed within forty-eight (48) hours after the storm passes.

Section 5: [Article IX, Section 9.4] Enforcement Fines and Committee Review

ISSUE #1

f Directors may impose a fine of $100.00 per violation upon ten (10) days' writte notice to the Homeowner. The fine shall be final unless appealed to a committe appointed by the President consisting of two (2) Board officers and one (1) Me ber at large.

Section 6: [Article VII, Section 7.1] Florida-Friendly Landscaping and Sod Mandate

All front an side yards must be sodded 100% with Floratam St. Augustine grass. Replaceme t of turfgrass with drought-tolerant native plant beds, mulch, shell, or Florida-Fri ndly Landscaping designs is strictly prohibited.

MARKUP #1 ->

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

Sec. Article V, Section 5.12 (p. 1): Clause purports to prohibit or arbitrarily deny hurricane protection systems.

Statutory / Legal Reference: Fla. Stat. § 718.113(5) (HB 1021)

Statutory Comparison: Under Fla. Stat. § 718.113(5) (HB 1021), 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:

Hurricane Shutters and Exterior Storm Protection - Permanent accordion or roll-down hurricane shutters are prohibited on street-facing elevations. Plywood or removable metal storm panels may be installed no earlier than thirty-six (36) hours before projected hurricane landfall and must be removed within forty-eight (48) hours after the storm passes.

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. § 718.113(5) (HB 1021).