

ISSUE #1

MARKUP #1 ->

construction commences. Panels should not be placed on the street facing side of the home unless the front of the home faces within 45 degrees of due south. All other roof surfaces should be utilized to achieve optimal output.

Storm Shutters & Hurricane Protection

To further comply with Florida House Bill 293 (2024) and the Florida Building Code, these specifications establish the approved standards for hurricane protection within Starkey Ranch. They ensure that homeowners may install effective hurricane protection while maintaining the community’s architectural character.

1. General Requirements

- All hurricane shutters or similar protective coverings for windows and glass doors on a residence must comply with these standards and receive Starkey Ranch ARC approval prior to installation. Owners are required to submit an ARC application including product specifications, color samples, and placement drawings.
- All hurricane protection systems must:
 - Comply with the Florida Building Code and all applicable Pasco County permitting requirements.
 - Be installed by a licensed contractor.
 - Be maintained in good working order and removed/repaired if damaged.
- All temporary hurricane shutters and protective window coverings of any type must be removed or taken down no later than five (5) days after the specific named storm and/or threat of a named storm winds has passed the property area. Permanent hurricane protection systems must remain open or retracted except during named storms and/or threat of a named storm winds has passed.

2. Approved Hurricane Protection Systems

The following systems are allowed if they meet building code standards and ARC approval:

a) Impact-Resistant Windows & Doors

- Must match the home’s existing frame style and color.
- Tinted glass permitted if consistent with community standards; mirrored or reflective glass is prohibited.

b) Storm Panels (Removable)

- Allowed on all elevations, provided they are stored out of view when not in use.
- Track systems must be painted to match adjacent surfaces.

c) Hurricane Protection Screens for Windows

- Hurricane-rated window protection screens manufactured and certified to meet or exceed Florida Building Code standards for impact resistance.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 4 (p. 24): 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:

Storm Shutters & Hurricane Protection To further comply with Florida House Bill 293 (2024) and the Florida Building Code, these specifications establish the approved standards for hurricane protection within Starkey Ranch. They ensure that homeowners may install effective hurricane protection while maintaining the community's architectural character.

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).