

ISSUE #1

MARKUP #1 ->

Appropriate

- Use of shutters, color must be approved by ARC, encouraged with traditional styles: front, side and back elevations. Shutters should match the style of the home. Wood or vinyl is acceptable.
- Muntins (strip separating panes of glass in a sash) on front elevations when consistent with the architectural style
- Arched, round accent and square transom windows
- Rear awnings may be permitted
- Bahama shutters may be permitted, with ARC approval

Not Allowed

- Milled or anodized finishes
- Reflective glass
- Skylights on front elevations and street facing side elevations on a corner Lot
- Awnings on front and side elevations

12. HURRICANE PROTECTION

All permanently, externally mounted windstorm protection (including installation brackets and mounting hardware) must be aesthetically compatible with the exterior color and design of the house. Manatee County requires installers to have a building permit.

Various types of windstorm protection are available. The ARC has adopted the following general guidelines. If your proposed changes meet these guidelines they may be eligible for the Fast Pass Request form.

Roll down shutters: The color of the cover for roll down shutters must be painted the same color as the house. The roll down shutters must be a neutral color.

Colonial shutters: The color of the shutters must be a neutral color.

Accordion shutters: The cover of the housing for the accordion shutters must be the same color as the house or the window frames if they are permanently installed.

Window Film: Reflective Window Film is not allowed all other window films require ARC approval.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 6 (p. 7): 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:

of 22 Appropriate o Use of shutters, color must be approved by ARC, encouraged with traditional styles: front, side and back elevations. Shutters should match the style of the home. Wood or vinyl is acceptable.

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.