

MARKUP #1 ->

enough to screen. Splash blocks and gravel should be used at the base of downspouts unless the downspouts drain onto a sidewalk or driveway.

2.3.8 Unit Numbers. All Units shall have their assigned numbers displayed in a color contrasting from the background. The numbers shall not be less than 5, or greater than 7 inches in height.

2.3.9 Painting, Exterior. ARC approval shall be required only for changes in paint color. Only paint color combinations defined in the Vista Lakes paint color books shall be used; the books may be inspected at the pool offices. Front doors shall be the color defined in the chosen color scheme, one of the additional optional door colors as defined in the color books or a natural wood color. Garage doors shall be the color defined in the chosen scheme in the color scheme book or white. The color schemes are also available on VistaLakesFL.com. If the online colors are not the same as the ones in the color books, the color books shall prevail.

2.3.10 Roofs. When the shingles on a roof are changed, ARC approval is required only for changes in color.

2.3.11 Window Treatments.

2.3.11.1 Awnings. Awnings are only permissible on the rear of a Unit. The color and size shall be compatible with Unit's exterior colors and dimensions. Metal awnings are prohibited. Awning color and style shall be harmonious with the neighborhood.

2.3.11.2 Bermuda shutters. Not permitted.

2.3.11.3 Hurricane Shutters. ARC approval shall be obtained prior to the installation of shutters that require permanent hardware. Permanent hardware such as mounting brackets and shutter storage housing when not in use shall unobtrusively blend in with the existing window with regard to color and size. For example, shutters that roll up into a permanently-mounted large canister are prohibited. Decorative hurricane shutters that also serve as storm shutters are permitted so long as they blend in with the external Unit décor in terms of color and style.

Note the use restrictions regarding the use of storm shutters in paragraph 2.11, Hurricane Shutters in Exhibit C of the Declaration, Use Restrictions.

2.3.11.4 Solar Tinting. Solar tinting on the front of the Unit shall not reflect more than 30% of visible light; tinting on the sides and rear of the Unit shall not reflect more than 40% of visible light. The intent of this guideline is to ensure windows do not look like mirrors.

2.3.11.5 Window Security Bars. Window bars of any material are not permitted on the exterior of any Unit

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 2.3.11.3 (p. 19): 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:

brackets and shutter storage housing when not in use shall unobtrusively blend in with the existing window with regard to color and size. For example, shutters that roll up into a permanently-mounted large canister are prohibited.

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).

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