

ISSUE #1

Security Devices	12
Setbacks	12
Signs	12
Skylights	12
Storm Shutters	12
Wind Chimes & Hanging Ornaments	12
Window Replacements	13
Yard/Lawn Ornaments	13
Modifications Requiring ACC Approval	13
Antennae & Satellite Dishes	13
Awnings	13
Decks	13
Drainage Improvements	13
Driveways & Sidewalks	14
Easements	14-15
Exterior Repainting of Dwellings	15
Fence Requirements	16
Fish Ponds & Water Fountains	16
Front Door Changes in Elevation	16
Front Door and Garage Storm/Screen Doors	16
Gazebo	17
Generators, Water Softeners & Other Exterior Appliances	17
Landscaping	17
Patio & Lanai Extensions	17
Pergolas	17
Play Equipment & Swing Sets	17
Pool & Screen Cages	18
Replacement of Structure (Catastrophic Loss)	18
Screened Enclosure and Porches	18
Sheds & Outdoor Buildings	18
Solar Panels &/or Solar Water Heaters	18
Spa or Hot Tubs	19
Storm Shutters	19
Sunrooms	19
Trampolines	19
Trellis and Arbors	19
Trash Containers and Yard Waste	19
Wells and Septic Systems	20
Window Replacements	20
Yard/lawn Ornaments exceed 18”	20
Prohibited Modifications	20
Air Conditioner (Window Mounted)	20
Basketball Hoops (Permanent Installation)	20
Carports	20
Front Door and Garage Screening	20
Landscaping	20
Sheds and Outdoor Buildings	21
Trash Containers and Yard Waste	21
Trimming Plants or Trees in Conservation Area	21

MARKUP #1 ->

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

Sec. N/A (p. 2): 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 Wind Chimes & Hanging Ornaments Window Replacements Yard/Lawn Ornaments 12 12 12 12 12 12 13 13 Modifications Requiring ACC Approval Antennae & Satellite Dishes Awnings Decks

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).