

## Appendix B

### Hurricane Protection Specifications

B1. This appendix to the community standards addresses requirements of Florida law CS/HB 293 as it pertains to Hurricane Protections for Homeowners' Associations.

B2. All Hurricane Protection system should follow prior stipulations with respect to the Community Standards, specifically any desired system should not negatively affect neighboring properties (Homeowner will be responsible for and have to remove any system that becomes a nuisance to neighboring properties), and should be in line with the current Community Color Book.

**B2.1 Roof Systems:** Prior references to the roof system in sections 2.02 and 3.44 remain in effect, please review prior to making any submission to the ACC for changes to the existing roof system. Any change to the roof system to increase safety and protection from Hurricane conditions should be consistent with the look of the clay barrel tiles currently used throughout the community (i.e. Metal or composite tile that looks like clay tile is an acceptable substitute, or a change to the underlayment with the existing clay tiles installed on top of the substructure). All new roofing system colors needs to be an approved color from the Community Color Book.

**B2.2 Permanent Fixed Storm Shutters, Roll-Down Track Storm Shutters, and/or Hurricane Shutters (referenced as Storm Shutters):** Prior references to the Hurricane Shutters in section 3.31 remain in effect, please review prior to making any submission to the ACC. Storm shutters should be installed utilizing the most unnoticeable means while offering the same level of protection for the dwelling (i.e. If the intent is to protect the front glass door, Storm Shutters should be installed around the door, and not around the exterior opening before the covered vestibule). The Storm Shutters while in the closed/stored position must match the house color/scheme.

**B2.3 Polycarbonate Panels:** Installation and use of Polycarbonate panels should follow the same installation plan as Hurricane Shutters section 3.31. Polycarbonate Panels should be installed utilizing the most unnoticeable means while offering the same level of protection for the dwelling (i.e. If the intent is to protect the front glass door, Polycarbonate Panels should be installed around the door, and not around the exterior opening before the covered vestibule). The Polycarbonate Panel mounting system while not actively being used must also match the house color/scheme.

**B2.4 Impact-Resistant Windows and Doors:** Any Windows and Doors that are replaced will replicate the existing look of the home with respect to the trim style and color.

**B2.5 Reinforced Garage Doors:** Any Garage Doors that are replaced will replicate the existing look of the home with respect to the trim style and color.

**B2.6 Erosion Controls:** Our community is not located in an area prone to significant erosion concerns. However, several dwellings are on water collection ponds/lakes that may require erosion control measures, any implementation of a new erosion control system should not negatively affect neighboring properties nor pose a danger to the community children/people.

**B2.7 Exterior Fixed Generators:** Prior references to the Generators in section 3.25 remain in effect, please review prior to making any submission to the ACC. Generators should be installed in the back half of the property and screened with plants to limit visibility from the street and neighboring property and to dampen the sound (Note: Plan should consider offset of vegetation to ensure proper airflow around generator to include exhaust heat that will kill plants).

**B2.8 Portable Generators:** Portable generators are permitted during government declared emergency/recovery conditions and/or power outages. Location of the generator should limit noise to neighboring properties. The generator and any extension/power cords need to remain on the owner's property and not located on any common areas. Once power is restored the generator and cords need to be removed within 48 hours.

**B2.9 Fuel Storage Tanks:** Prior references to the Fuel tanks in section 3.52 remain in effect, please review prior to making any submission to the ACC. Propane tanks should be buried (sub-terranean) and in accordance with Sarasota County permitting restrictions.

**B2.10 Other Hurricane Protection Products:** Due to the large number of products available and new innovations within the market all products cannot be addressed in this appendix. Other products will be evaluated on a case-by-case basis by the ACC and an addendum to this appendix will be produced as needed to protect the home owners and the HOA from hurricane threats.