

DRAFT AMENDMENT TO THE BYLAWS OF WOODS LANDING

ARTICLE [X]- Architectural Review

SECTION [X.X] – HURRICANE SHUTTER INSTALLATION AND SPECIFICATIONS

Purpose:

In accordance with the amendments to Florida Statutes Section 720.3035, effective July 1, 2024, this amendment establishes the rules and regulations governing the installation, maintenance, and approval process of hurricane protection systems, including hurricane shutters, within the Woods Landing community.

1. Specifications for Hurricane Protection

The Board of Directors shall adopt and maintain hurricane protection specifications that comply with the current Florida Building Code. These specifications shall include, but are not limited to:

- Permanent fixed storm shutters
- Roll-down track storm shutters
- Impact-resistant windows and doors
- Polycarbonate panels
- Erosion control measures and other hurricane protection products

2. Homeowner Installation Rights

- a. Homeowners are permitted to install, enhance, or replace hurricane protection systems on their property, provided the system conforms to the specifications set forth by the Board of Directors.
- b. **Approval Process:** The Board of Directors must approve any installation of hurricane shutters or other protective measures if the proposed installation complies with the specifications established by the Board.
- c. The Board of Directors may not deny an application for hurricane protection installation that complies with the approved specifications.

3. Installation Requirements

- a. **Manufacturer Guidelines:** All installations must adhere to the manufacturer's installation instructions for fiber cement siding and trim, such as Hardie fiber cement siding or other similar materials used on the property.
- b. Installations of hurricane protection systems must not compromise the integrity of the fiber cement siding or trim. All fastening and attachment methods must align with the manufacturer's guidelines to avoid damage to the exterior finish or void warranties.
- c. **Color and Finish:** The finish of all hurricane shutters and protection systems must comply with the current color scheme of the townhomes. Specifically, all replacement impact windows and doors must match the current trim to ensure uniformity within the community.

4. Application Review Process

- a. All applications for the installation, enhancement, or replacement of hurricane protection systems shall be submitted in writing to the Board of Directors.
- b. The Board of Directors must provide the homeowner with a written response within 30 days of receiving the application. If the Board denies the application, the response must include a

specific reference to the rule or covenant on which the denial is based, as well as the specific aspects of the proposed improvement that do not conform to the association's guidelines.

c. If the Board of Directors does not respond within 30 days, the application is deemed approved.

5. Maintenance of Hurricane Protection Systems

Homeowners are responsible for maintaining their hurricane protection systems in accordance with the HOA's maintenance standards and ensuring that they remain compliant with the Florida Building Code. The Board may require repairs or replacements if the system falls into disrepair or becomes a safety hazard.

6. Modifications and Updates

The Board of Directors reserves the right to modify or update the hurricane protection specifications as necessary to remain in compliance with any changes to state law, the Florida Building Code, or industry standards. Any updates will be communicated to the homeowners in a timely manner and shall apply to all future installations.

7. Storage

a. Shutters may be stored when not in use out of sight or above the rafters in the carport, if they are not able to be stored within existing storage areas. Homeowners are responsible for ensuring they are stored safely, securely, and will not cause damage to any neighboring property or will be responsible for any damages.

b. Shutters may not be covering doors and windows more than 2 weeks before or after potential hurricane activity in our area. If roll up style shutters are installed they must be in the rolled up or inactive position unless it is within 2 weeks of a named hurricane in our area. Tracks for removable shutters may remain in place so long as they are approved by the Board, but the shutters must be removed until necessary.

c. Sandbags can be utilized but must be removed from the lot and any common areas as soon as it is safe to do so and no more than 2 weeks beyond storm activity,

8. Enforcement

Failure to comply with the requirements of this section, including the installation of unapproved or non-compliant hurricane protection systems, failure to follow fiber cement siding and trim installation guidelines, failure to comply with the community's color scheme, storage outside the prescribed areas, or installation and removal outside of the prescribed schedule will result in enforcement action, including but not limited to fines, recovery of repair fees, or other remedies as outlined in the association's governing documents and Florida Statutes.