

GRAND HAVEN MASTER ASSOCIATION, INC.

HURRICANE PROTECTION SPECIFICATIONS

EFFECTIVE DATE: NOVEMBER 22, 2024

WHEREAS, Section 720.3035, Florida Statutes, was amended effective July 1, 2024; and

WHEREAS, Section 720.3035(6), Florida Statutes, provides:

(6)(a) To protect the health, safety, and welfare of the people of the state and to ensure uniformity and consistency in the hurricane protection installed by parcel owners, this subsection applies to all homeowners' associations in the state, regardless of when the community was created. The board or any architectural, construction improvement, or other such similar committee of an association must adopt hurricane protection specifications for each structure or other improvement on a parcel governed by the association. The specifications may include the color and style of hurricane protection products and any other factor deemed relevant by the board. All specifications adopted by the board must comply with the applicable building code.

(b) Notwithstanding any other provision in the governing documents of the association, the board or any architectural, construction improvement, or other such similar committee may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which conforms to the specifications adopted by the board or committee. The board or committee may require a parcel owner to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the parcel.

(c) For purposes of this subsection, the term "hurricane protection" includes, but is not limited to, roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks, and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the association.

WHEREAS, Article VIII, Section 8.5 of the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Grand Haven Master Association requires the Modification Architectural Design Committee ("MADC") to approve any improvements to any Residential Unit in Grand Haven;

NOW THEREFORE, the Board of Directors of the Association adopted the Hurricane Specifications attached hereto as Exhibit "A." From the date these specifications are adopted, all new hurricane protection installed within Grand Haven must conform to the standards as referenced in, in addition to the unified building scheme for Grand Haven.

1. Any Person desiring to install hurricane protection shall submit an "Architectural Review Application" in accordance with the form adopted by the MADC. The MADC may amend, from time to time, the application form and any other forms it deems appropriate to convey its approval or disapproval of requests to install hurricane protection.
2. The hurricane protection and the installation thereof, shall conform, in all respects to the building codes of the governmental agencies having jurisdiction over the hurricane protection installation in the Community.
3. The minimal and general specifications adopted by the Association, which shall be applicable to and binding upon all hurricane protection installations are attached hereto as "Exhibit A" and incorporated herein.

NOW THEREFORE, at the Board meeting held on 11/22/24, 2024, the Board approved these Hurricane Protection Specifications.

BY: 
Robert Jay Carlton, President

Date: 11/28/24

BY: 
Troy Railsback, Secretary

Date: 12/6/2024

Exhibit "A"

Grand Haven Master Association Hurricane Specifications

Deployment of Hurricane Protection: Hurricane shutters are to be deployed no earlier than the first official hurricane warning issued by the National Hurricane Center for any part of Florida and are to be taken down/stored no later than seventy-two (72) hours after the last warning or watch has been lifted in any part of Florida (see Florida Statute 627.4025).

Roofs: Roof systems shall comply with the Florida Building Codes. Approved roofing materials shall be either architectural asphalt shingle, slate, flat clay/concrete tile, barrel clay/concrete tile, fiberglass, solar or metal. Roof colors shall meet ADC Standards regarding color integration with neighboring properties. Roofing in those villages which conform to a unified building scheme, such as builder villages, must conform to the Village CC&Rs and ADC Standards Appendix for that village.

Shutters:

Permanent Shutters: Approved permanent fixed shutters shall be either Accordion or Colonial. Permanent shutters shall complement house wall or trim colors to the extent possible. When not deployed for protection, hinged Colonial shutters shall remain fixed and flat to the adjacent wall. Colonial shutters using a side track shall be restrained in the open position when not deployed.

Roll-down/Track Shutters: Track shutters are approved. If possible, the enclosure containing a roll-down shutter in the stored mode shall be hidden from view from the street or adjoining properties to the maximum extent possible. The enclosure shall also complement the wall/trim color of the home.

Fabric Screen Shutters: Fabric screen shutters, made of polypropylene or other hurricane certified materials, are approved for use. When not deployed, removable screen shutters shall be stored inside the structure of the home. Exterior permanently installed fabric shutters shall be rolled up and out of view from the street or adjoining properties. To the extent possible, the color of any exterior rolled up screen shutter shall complement the color of the exterior walls and/or trim.

Temporary Panels: Polycarbonate, plastic or metal panel shutters are approved. When not deployed, panels shall be stored inside the structure, i.e. in the garage or attic, etc.

Hardware: Brackets, braces, channels, etc. used to mount temporary panels or fabric screen shutters and remain permanently attached to the home exterior shall be subject to a MADC requirement to complement the wall/trim colors. Protruding bolts or screws shall be rust proofed in some manner.

Windows: Windows certified to harden a home against hurricane/impact damage are approved. Glazing for all hurricane/impact resistant windows shall be non-reflective clear, bronze or gray tint. For homes with existing white lanai pool enclosure frames, all impact resistant windows shall have white frames in accordance with the ADC Standards.

Doors:

Front: Hurricane/impact resistant front doors are approved and shall be painted in accordance with the existing ADC Standards. If a sidelight window already exists for a single front door that is upgraded for hurricane/impact resistance, that sidelight shall be upgraded as well.

Side/other exterior: Hurricane/impact resistant side doors, cabana doors and other exterior pedestrian doors are approved and shall conform to the existing ADC Standards for painting such doors.

Garage: Reinforcement to garage doors such as stand-offs, braces, etc., shall be internally attached.

Generators: Exterior fixed generators shall be shielded from view with plant material similar to the ADC Standards for air-conditioning units and pool equipment. Any electric battery or other stored energy systems which are affixed to the exterior walls of the home shall be shielded from view as much as possible and painted the exterior wall color.

Propane/Fuel Tanks: Fuel storage tanks shall conform to the ADC Standards by being buried or shielded from view as applicable.

Erosion Control: Erosion controls shall not change the overall water flow pattern of the lot. Attempts to reduce erosion also must not alter the storm water system, lake banks, and pond algae management design or standards administered by the CDD. Walls, curbing, edging and other methods of directing water flow shall conform to the ADC Standards. Barriers, sand bags or other temporary flow control devices shall be deployed and taken down according to the same timing for hurricane shutters outlined in the first paragraph.

HURRICANE SHUTTER EXAMPLES



PERMANENT (ACCORDION & COLONIAL)



TEMPORARY PANELS (PLASTIC & METAL)



ROLL-DOWN TRACK



FABRIC SCREEN