

**TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC.**

**RESOLUTION ESTABLISHING HURRICANE PROTECTION SPECIFICATIONS**

**THIS RESOLUTION** is made this 28 day of MAY, 2025 by the Board of Directors of TIMBERWOOD LANDING HOMEOWNERS' ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

**WHEREAS**, Section 720.3035(6)(a), Florida Statutes, requires the board or any architectural, construction improvement, or other such similar committee of an association to adopt hurricane protection specifications for each structure or other improvement on a parcel governed by such association, including, but not limited to, specifications related to the color and style of hurricane protection products and any other factor deemed relevant.

**WHEREAS**, the Board of Directors the Association ("Board") is desirous of adopting hurricane protection specifications for Lots governed by the Association and,

**NOW, IT IS RESOLVED** that the Board hereby evidences the passage of this Resolution to provide notice to all Owners and residents of the following hurricane protection specifications for each Lot:

**1. Purpose**

The purpose of this Resolution is to adopt hurricane protection specifications to ensure uniformity and consistency in the hurricane protection installed by Lot owners in the community, in compliance with Section 720.3035(6)(a), Florida Statutes.

**2. Definition**

"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.

**3. Approval of hurricane protection**

Any hurricane shutters or other hurricane protection devices visible from the outside of a Home shall be of a type approved in writing by the Architectural Review Committee or Board of Directors. 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 Lot owner which conforms to the specifications adopted by the Board. The Board or committee may require a Lot owner to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the Lot.

#### **4. Hurricane Shutters**

Hurricane shutters may not be left closed for any extended period beyond the time needed for hurricane protection. Any approved hurricane shutters may be installed or closed up five (5) days prior to the expected arrival of a hurricane or named storm and must be removed or opened within five (5) days after the end of a hurricane watch or warning or named storm, or as the Board may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than a storm event. Any approval by the Committee shall not be deemed as an endorsement of the effectiveness of hurricane shutters.

The following specific restrictions apply with regard to hurricane shutters:

- a. Temporary clear hurricane shutters are approved for all windows, entry doors, sliding glass and French doors.
- b. Permanent Bahamas or Colonial shutters shall be consistent with the scheme of exterior colors. Paint colors must be approved.
- c. Temporary roll down hurricane shutters are approved for all windows, entry doors, sliding glass and French doors.
- d. Galvanized steel shutters are approved for all windows, entry doors, sliding glass and French doors. All shutters must be fully installed, including all slats in place and all such openings covered during a storm event.
- e. Temporary accordion type shutters may be installed but are only approved for windows and doors on the lanai area in the rear, the sides of a Home, or courtyard area of the Home. Accordion type shutters are not permitted in the front of the Home.
- f. No hurricane shutters, except as listed above, are permitted without Committee approval.
- g. A Lot Owner or occupant who plans to be absent during all or any portion of a hurricane season as defined above must prepare their Home prior to their departure by designating a responsible firm or individual to care for their Home should a hurricane threaten the Home or should the Home suffer hurricane damage.
- h. All storm panel mounting systems on the home exterior must be painted to match the color of the home. Fabric shall be a neutral color. Accordion and roll-up shutters must be painted to match the body color of the home or the window frame of the opening covered.
- i. All hurricane protection must comply with the Florida Building Code.

#### **5. Impact-resistant windows and doors**

Must be rated for impact resistance per Florida Building Code. Window color must be white or otherwise approved by the Architectural Review Committee or Board and must complement the house colors. Mirror or reflective coatings on frame or glass not permitted.

Door colors must be approved by the Architectural Review Committee or Board and must complement the color scheme of the home.

#### **6. Generators and fuel tanks**

Generators and tanks must meet State or local regulations. Generators and fuel tanks must be installed in the rear or the home, behind a fence, or significantly shielded with by an approved

structure and/or landscape, so as to shield from view, as much as is reasonably possible, from the Lot's frontage, an adjacent Lot, or an adjacent Common Area.

**IN WITNESS WHEREOF**, the duly authorized officers of the Board of Directors have executed and attest to this Resolution this 28 day of May, 2025.

**TIMBERWOOD LANDING  
HOMEOWNERS' ASSOCIATION, INC.**

PRESIDENT:

  
Signature

Print Name

Wayne Frisco

SECRETARY:

  
Signature

Print Name