RESOLUTION OF THE BOARD OF DIRECTORS OF THE GATES OF LAKE REGION HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, The Gates of Lake Region Homeowners' Association, Inc. ("Association") is subject to the Florida Homeowners' Association Act ("HOA Act"); and

WHEREAS, § 720.3035 of the HOA Act, as amended in 2024, requires that the Association adopt written specifications governing hurricane protection;

NOW, THEREFORE, be it resolved by the Association's Board of Directors at its duly noticed meeting held on 11.11.24, 2024 and at which a quorum was present, that the following policy and rule was adopted:

HURRICANE PROTECTION SPECIFICATIONS

Section 1: Definition of Hurricane Protection. Hurricane protection means 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 and which are code complaint.

Section 2: Specifications. The following specifications are hereby adopted for hurricane protection:

A. No hurricane protection items may be installed or added to or on the exterior of a lot or structure or improvement thereon without prior written approval of the Association pursuant to its architectural covenants and restrictions.
B. The color, materials, style and design of hurricane protection products (including all mounting hardware) must be non-corrosive and architecturally compatible with, and similar to, the structure and other improvements on a lot, including but not limited to their color schemes, architectural style and external appearance.
C. All properly permitted exterior fixed generators and fuel storage tanks must be underground or completely screened from view from the roadway and adjacent parcels by appropriate means approved by the Association.
D. The installation and maintenance of hurricane protection is solely at the expense of the parcel owner. The Association, and its manager, bears no responsibility or liability for damage resulting from installation, maintenance, removal or the failure to any such product to provide hurricane protection.

E. Fixed storm shutters and roll-down track storm shutters must be left in the "open" position except during the time periods immediately preceding and following a hurricane.

F. Construction and installation of hurricane protection productions shall be completed within ninety (90) days after approval. Failure to complete construction or installation within the specified time shall be deemed an abandonment of construction/installation and a new written request will need if the owner wishes to proceed with construction/installation thereafter.

G. The owner, and not the Association or its manager, is responsible for ensuring that hurricane protection products are code complaint and that they are properly installed/built by duly licensed/insured vendors in compliance with all applicable government regulations and ordinances.

H. The owner shall be responsible for any damage to the common areas, association property, or other parcels within the Association which is caused as a result of the construction, installation or maintenance of hurricane protection products.

I. Within 30 days after receipt of a completed written request and accompanying documentation for hurricane protection products, the board shall either approve or disapprove the request. For good cause, the board may extend the time in which to approve or disapprove the proposed installation for a reasonable time, not to exceed 30 additional days.

Signed on 11/11, 2024.

The Gates of Lake Region Homeowners' Association, Inc.

Barbara Irwin, President