

Hurricane Protection Architectural Standards Georgetown East HOA – Safety Harbor, Florida

Purpose

To establish architectural standards for hurricane protection systems that safeguard residents and property, ensure architectural standards aesthetic uniformity, and comply with Florida Building Code and local ordinances.

These standards apply to all homeowners installing, replacing, or modifying any form of hurricane protection, including but not limited to shutters, impact windows/doors, and roofing systems.

Objectives:

- Safety first.
- Make it as easy and cost effective as possible.
- All construction, renovations, and exterior improvements must comply with the most current edition of the Florida Building Code (FBC), as adopted by the State of Florida and enforced by the local building authority having jurisdiction.
- Standards must adhere to the Georgetown East Declarations of Restrictions, Section 11. “No building, wall, fences, satellite dish reception or private television antenna, or other structures shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein including exterior painting, be made until the plans and specifications showing the nature, kind, shape, heights, materials, colors and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surroundings structures and topography by the Board of Directors of the GEORGETOWN EAST ASSOCIATION, or by an architectural committee composed of three (3) or more persons appointed by the President of the GEORGETOWN ASSOCIATION. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. Nothing contained herein shall relieve the Owner from the responsibility of obtaining appropriate governmental approvals and permits.”

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Approved Hurricane Protection Systems

Impact-Resistant Windows and Doors

- Must be certified to meet or exceed the latest Florida Building Code (FBC)
- Frames must match the architectural style and approved color palette of the community.
- Replacement must maintain existing window/door opening sizes unless otherwise approved.

Storm Shutters

Approved types:

- Removable storm panels (aluminum, polycarbonate, hurricane fabric)
- Accordion shutters (permanent or removable)
- Roll-down shutters – (permanent - manual or motorized)

Standards:

- All shutters and storm panels should be color-matched to HOA-approved colors.
- Removable panels must be stored out of sight when not in use.
- Storm shutters and window coverings may not be closed/installed except:
 - Within 72 hours of a named storm threat.
 - For a maximum of 7 days post-event or until damage repair is completed.
 - Homeowners who are seasonal or away for longer durations must make arrangements to open/remove storm shutters after each storm. Violation policies will apply if storm shutters remain in place for more than seven consecutive days.

Garage Doors

- All replacements must be wind-load rated and meet current FBC impact resistance.
 - Reinforcement kits must be concealed when not in use.
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Roofing Systems

- New roofs must comply with Florida's wind uplift resistance requirements.
- Roofing materials allowed:
 - Architectural shingles rated for high wind.
 - Concrete or clay tile (mechanically fastened or foam set per code)

Color and style must match the community's architectural design guidelines and be pre-approved by the Architectural Standards Committee (ASC).

Exterior Generators and Anchored Equipment

- Whole-home generators must be:
 - Located per zoning and setback rules and placed where they will cause the least disruption (noise, fumes) to other homeowners.
 - Wind-rated and permanently anchored.
 - Located in backyards and out of sight of adjacent lots.
 - Temporary generators must be:
 - Located per zoning and setback rules and placed where they will cause the least disruption (noise, fumes) to other homeowners.
 - HVAC units, pool equipment, and propane tanks must also be properly anchored per local wind-resistance codes.
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Tree and Landscaping

- In the event of fallen homeowner trees the HOA reserves the right to take action to remove the tree if it is blocking community streets, other homeowner driveways, sidewalks and/or present risk to the community and/or residents. The homeowner(s) will be responsible for payment of the tree removal. All efforts will be made to obtain the best cost possible for the removal of the tree.
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Installation & Approval Process

- All hurricane protection installations require Architectural Standards Committee (ASC) approval prior to construction.
 - Submissions must include:
 - Product specifications and Florida Product Approval Number
 - Drawings/photos of proposed placement
 - Color samples
 - Contractor's Certificate of Insurance (COI)
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Maintenance & Compliance

- Homeowners are responsible for keeping all hurricane protection systems in working order.
 - HOA reserves the right to inspect and require removal/replacement if systems become unsafe or non-compliant.
 - Fines may be issued for non-removal of shutters beyond post-storm timelines.
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Enforcement

These standards will be enforced by the HOA Board and/or Architectural Standards Committee in accordance with the governing documents. Violations may result in notice of non-compliance, fines, or legal action.