

Bent Pine Preserve Homeowners Association, Inc. (BPP)

Hurricane Protection Policy

Pursuant to Florida Statute §720.3035(6)(a)

Purpose:

This policy is adopted by the Board of Directors of BPP to establish uniform specifications and usage guidelines for hurricane protection products within the community. The purpose is to ensure consistency, preserve aesthetic standards, and promote the health, safety, and welfare of residents.

1. Definitions

Hurricane Protection Products

For the purposes of this policy, shall include, but are not limited to:

- Permanent fixed storm shutters
- Roll-down track storm shutters
- Polycarbonate panels
- Any similar products recognized by the Florida Building Code intended to preserve and protect structures during severe weather.

2. Installation and Approval

- Homeowners must first request to install, enhance, or replace hurricane protection products, to ensure the products are approved by the BPP Design Review Board (DRB) through the normal process.
- Style, color, material, and conformity with community aesthetics and a unified building scheme may be taken into consideration.

3. Use Restrictions: Activation and Display

To maintain community appearance while ensuring safety:

- Permissible Activation Period:
Hurricane protection products (including storm shutters, panels, and similar devices that alter the visible appearance of the home) may only be deployed or visibly in use:
No earlier than seven (7) days prior to the expected landfall of a tropical storm or hurricane as forecasted by the National Hurricane Center or National Weather Service, and
Must be removed or deactivated no later than seven (7) days after the storm has passed and the threat has been declared over by the same agencies.
- Extension Requests:
If a homeowner is unable to remove hurricane protection within the specified post-storm period due to damage, absence, or other extenuating circumstances, they may request an extension in writing to the HOA Board. The Board may grant a reasonable extension at its discretion.

4. Permanent Products

Products that are permanent by nature and designed to blend with the structure (e.g., impact-resistant windows, reinforced garage doors, fixed generators, etc.) are exempt from the activation/display guidelines in Section 3, provided they meet the adopted specifications, community standards, and local building codes.

5. Violations

The Association may impose fines and exercise its other legal remedies in the event of non-compliance with this policy.