

ASSOCIATION RESOLUTION

LINZY MILL HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS FOR HURRICANE SHUTTER INSTALLATIONS

Definition

"Hurricane Shutter" shall mean any device, installation, equipment or appliance, whether permanent or temporary, affixed or attached in any manner to any portion of the exterior of a building, used, either directly or indirectly, as its main purpose or incidental to its main purpose, as protection against storm damage, water penetration by driven rain or rising water, wind damage or damage from physical objects or projectiles carried by wind or storm.

General

Hurricane Shutters are prohibited, except as same may be approved by the Board in accordance with these Rules and Regulations.

Installation Requests

1. Any person desiring a Hurricane Shutter shall submit a written request therefor to the Board (or Manager) not less than thirty (30) days prior to the proposed installation. The written request shall contain (1) the name and address of the person desiring the Hurricane Shutter, (2) the unit number to which the Hurricane Shutter will be installed, (3) the name, address, and telephone number, of the proposed contractor who will install the Hurricane Shutter (together with the same information for any proposed subcontractors), (4) the proposed location for the installation of the Hurricane Shutter, (5) the proposed type, style, brand, color, material and name and address of the manufacturer of the Hurricane Shutter, and (6) the proposed manner of installation of the Hurricane Shutter.

2. The written request required by paragraph 1 above shall be accompanied by a copy of (1) the occupational license and certificate of competency of the proposed contractor (and, if applicable, the subcontractor), (2) the insurance certificate of the proposed contractor (and, if applicable, the subcontractor), (3) a licensed Florida engineer or architect's plans showing the construction of the Hurricane Shutter and proposed manner of installation.

3. Within thirty (30) days subsequent to receipt of the written request and accompanying documentation, pursuant to paragraphs 1 and 2 above, the Board shall either approve or disapprove the proposed installation of the Hurricane Shutter, subject to extension or relief therefrom pursuant to paragraph 3 above. 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 an additional thirty (30) days (i.e., 60 days from date of receipt of written request). Good cause may include, but shall not be limited to, new products not heretofore marketed in the area, unique, unusual or different installation methods, and the engineer's inability to review the documentation timely. Failure of the Board to either approve or disapprove the proposed installation within the specified time shall be deemed an approval of the proposed installation, except as otherwise specifically provided in these Rules and Regulations.

a) The Board shall send written notice to the person requesting the proposed installation advising whether the installation is approved or disapproved.

b) In the event the Board shall disapprove the proposed installation, the notice shall state the basis for the disapproval. Without limiting the basis upon which the Board may disapprove a proposed installation, disapproval may be founded upon purely aesthetic reasons, in the sole and exclusive discretion of the Board.

4. In the event the Board approves the proposed installation, construction shall commence within thirty (30) days subsequent to the Board's written notice of approval; provided, however, that the time to commence construction may be extended for good cause pursuant to a written request therefor received by the Board prior to the expiration of the thirty (30) days. Failure to commence construction within the specified time shall be deemed an abandonment of the installation, a withdrawal of the request for the proposed installation, a disapproval of the proposed installation, and the installation shall be prohibited.

Contractor Requirements

1. No person (hereinafter Contractor) shall install, construct, affix, attach or place a Hurricane Shutter, unless such person is qualified to do so and holds an Occupational License to perform such installation from the governmental agencies having jurisdiction over such type of work and holds a Certificate of Competency from the State of Florida or Leon County.

2. In addition to the requirements of paragraph 1 above, no Contractor shall install, construct, affix, attach or place any Hurricane Shutter, unless the Contractor shall obtain and maintain Public Liability insurance, including completed operations, in an amount not less than \$300,000.00, per occurrence, Workers' Compensation insurance to meet the requirements of law, and Automobile Liability insurance, including non owned automobile coverage, in an amount not less than \$300,000.00, per occurrence. Notwithstanding any minimum amount requirements, no insurance coverage shall be less than the minimum amount required by law. Each such insurance policy shall, for the duration of the construction, name the Association and the person requesting the installation of the Hurricane Shutter as coinsured.

3. All insurance policies shall contain a clause requiring thirty (30) days prior notification to the Association in the event such policy is to be canceled, terminated or modified in any manner. No Contractor or proposed Hurricane Shutter shall be approved, unless and until the policies or certificates of insurance are received by the Board.

Aesthetics

1. No Hurricane Shutter shall be allowed, unless it is the same color, material, and design as the windows and doors and the frame in which the shutter moves is the same in color as the windows and doors. Absolutely no other color or color combination shall be permitted.

Operation of Hurricane Shutter

1. No Hurricane Shutter shall be closed, except during the time necessary to protect the unit from severe storm, water or wind damage, which the Board has determined is one week before and one week after a storm. At all other times, the Hurricane Shutter shall remain open. Under no circumstances shall a Hurricane Shutter be closed for any reason, including, but not limited to security.

2. The Hurricane Shutter shall, at all times, whether open or closed, be fastened securely in place in accordance with manufacturer, building code and installation requirements.

Liability

The owner of the unit to which the Hurricane Shutter is installed shall be liable for any and all damage to the common elements, Association property or the property of other owners arising out of or concerning the construction, installation or maintenance of the Hurricane Shutter.

Maintenance & Owner Obligations

No Hurricane Shutter shall be permitted or approved, unless and until the owner of the unit to which the Hurricane Shutter will be installed agrees to maintain, repair and replace the Hurricane Shutter, at the unit owner's sole cost and expense.

Technical Specifications

The Hurricane Shutter and the installation thereof, shall conform, in all respects, to the State Minimum Building Codes and the Building Codes of the governmental agencies having jurisdiction over the Hurricane Shutter installation in the condominium.

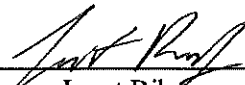
Remedies

1. The Association may, in accordance with any fining authority and procedures which may be set forth in the Association documents, levy a fine against any person who fails to comply with these rules.
2. Nothing in these rules shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association shall be cumulative.

The foregoing resolution was adopted by the board of directors of the Association on the 24th day of July, 2025, and shall be effective immediately.

IN WITNESS WHEREOF, the undersigned has duly confirmed the adoption of this resolution this 24th day of July, 2025.

LINZY MILL HOMEOWNERS' ASSOCIATION, INC.

BY: 
Print Name: Janet Riley
Its: President