

*The Trails Homeowners Association, Inc.*

201 Main Trail Ormond Beach Florida 32174

[www.trailshoaormond.com](http://www.trailshoaormond.com)

**Kathleen Grabow, President**  
**Lourdes McLean, Vice President**  
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September 12, 2024

To comply with House Bill 293, which amends Section 720.3035 of the Florida Statutes, this hurricane plan for The Trails HOA includes specific measures and guidelines for hurricane protection. Below is a comprehensive plan tailored to meet the requirements:  
**Hurricane Protection Plan for The Trails HOA, 201 Main Trail Ormond Beach FL 32174.**

By adopting and enforcing this plan, the HOA will ensure that all properties within the community are uniformly informed regarding protection against hurricane damage, thereby safeguarding the well-being of all residents.

## **Hurricane Protection Specifications**

### **General Requirements**

**Compliance:** All homeowners must adhere to the hurricane protection specifications as provided by the Ormond Beach Building Codes and Neighborhood Code Enforcement department.

**Consistency:** Specifications apply uniformly to all structures or improvements on parcels within the community, regardless of the date of construction.

### **1. Window and Door Protection**

**1a. Impact-Resistant Windows:** All new and replacement windows must meet the Florida Building Code for impact resistance. Proof of which should be provided to the Architectural committee when application for replacement is made.

**1b. Shutters:** Accordion or roll-down shutters that meet the Florida Building Code requirements are acceptable. Any other type of temporary shutters must be installed and maintained in good working order. Temporary Shutters are to be installed within 5 days of a potential storm threat and removed within five days of the storm having passed, unless otherwise agreed to in writing by the Board of Directors or ACC Application with which to leave them installed and or closed, outside of an immediate storm threat.

### **2. Roof Protection**

**2a. Roof Materials:** Roofs must use materials that are compliant with the Florida Building Code for hurricane resistance. This includes reinforced roof decks and secure roof coverings.

**2b. Inspections:** Regular inspections by the homeowner or their professionally hired inspector should be conducted to ensure roof integrity, especially after significant storms.

### **3. Garage Doors**

**3a. Impact-Resistant Doors:** All garage doors must be impact-resistant or reinforced to withstand hurricane-force winds.

**3b. Maintenance:** Regular inspections by the homeowner and routine maintenance should be performed by the homeowner to ensure operational integrity.

### **4. Exterior Structures**

**4a. Fences and Walls:** Fences and walls should be built with materials and techniques that comply with the Florida Building Code for wind resistance.

**4b. Sheds and Storage:** Any outdoor sheds or storage units should be anchored securely and comply with local building codes.

## 5. Landscaping

**5a. Tree Maintenance:** Regular trimming and removal of dead or weak trees and branches to reduce the risk of falling debris.

**5b. Storm-Resistant Plants:** Encourage the use of plants that are less likely to cause debris during storms. (See addendum A. to 7-Year Strategic Plan Attached)

## 6. Implementation and Compliance

**6a. Board Approval:** The HOA board or Architectural committee must formally adopt these specifications through a resolution. Nothing within this Hurricane plan contradicts or contradicts the Covenants of the Trails HOA requiring members participation in a formal vote.

**6b. Notification:** All homeowners will be notified of the new specifications and their effective date via email and published Newsletter.

## 7. Enforcement

**7a. Inspections:** The HOA has an Architectural Change process in place to affirm the members are aware of the requirements to meet the current building codes and will deny applicants who wish to install inadequate material. Enforcement of the Building Code will be the responsibility of the City or Ormond Beach.

**7b. Violations:** Homeowners found in continued violation of the Specifications will be subject to fines by the City or Ormond Beach and required to correct the issues within a specified time.

## 8. Assistance

**8 a. Resource Provision:** The HOA will provide contact information for Vendors/Contractors who are familiar with the HOA Standards and Building code specifications. Only vendors who have completed work within the community for other homeowners will be offered upon request. The HOA is not responsible for the completion or quality of work of vendors hired independently by the homeowners and or members of the community.

**8 b. Financial Assistance:** The Association will make no commitment to providing financial assistance or insurance reviews or recommendations, as this is the responsibility of the property owner.

## 9. Emergency Preparedness

**9 a. Evacuation Routes:** Communicate evacuation routes and shelters as provided by local authorities via email and or social media when possible.

**9 b. Communication:** Maintain an updated contact list for emergency notifications and provide residents with instructions for staying informed during a hurricane, through email and or social media.

## **10. Emergency Supplies**

**10 a. Kit Distribution:** Management will provide information on assembling emergency supply kits through social media, email communications and the community newsletter (spring edition).

## **11. Review and Updates**

**11 a.** An annual review of the hurricane protection specifications will be completed to ensure they remain compliant with any changes in state statutes.

## **12. Feedback and Improvement**

**12 a. Resident Input:** Solicit feedback from residents on the effectiveness of the plan and make improvements as needed.

## **13. Contact Information**

### **13 a. HOA Board contact**

Kathleen Grabow, President  
Brandie Hayes and Alexandra Wood CAM  
TrailsHO@CiraMail.com  
386-673-0855

### **13 b. Local Building Department**

City of Ormond Beach 22 S. Beach Street Ormond Bch FL 32174  
[www.OrmondBeach.Org](http://www.OrmondBeach.Org)  
386-676-3233