

<p style="text-align: center;"><b>ROSE GARDEN VILLAS CONDOMINIUM ASSOCIATION</b></p> <p style="text-align: center;"><b>HURRICANE PROTECTION GUIDELINES</b></p>
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**Adopted December 11<sup>th</sup>, 2024**

**Storm Shutters**

The Association makes the distinction between permanent shutters which are subject to Board Approval and temporary shutters which require manual attachment to the unit.

Whenever a unit is occupied, previously approved permanent storm shutters must be kept open and all temporary storm shutters must be removed. The only exception to this is during a declared storm designated as such by government officials.

The maintenance and installation of all storm shutters is the responsibility of the owner. The Association is not responsible for installing or removing shutters before or following a storm. Owners and contractors may not go on the roof to install or remove any shutters. Any damage caused to the common elements by owners or contractors during the installation or removal of the shutters will be the sole responsibility of the owner.

Approved permanent shutters must be beige in color and roll down, either electric or manual. For units with screened lanais, shutters are to be installed inside the lanai.

**Windows.**

The Unit Owner shall maintain, repair and replace the window installations including, but not limited to, the window frame and encasement, the plate glass, and all caulking thereof. The Unit Owner shall be responsible for interior window locking and opening mechanisms, the windowsill and glass breakage due to any cause. No Unit shall have any reflective substance or coverings placed upon any window. All replacement windows must be tinted grey or such other color tint as approved by the Board. All replacement windows must be impact resistant glass per applicable Florida building codes. The Association shall establish standards for windows and windows replacement and installation by way of Rules and Regulations.

**Unit Entry Doors.**

The Unit Owner shall maintain, repair and replace Unit entry doors, the door frames and the door hardware, except that the Association may paint the exterior or entry doors, subject to the provisions of Section 9. No Unit shall have any reflective substance or coverings placed upon any glass door. All replacement glass doors must be tinted grey or such other color tint as approved by the Board. All replacement glass doors must be impact resistant glass per applicable Florida building codes. The Association shall establish standards for Unit entry doors and Unit Entry doors replacement and installation by way of Rules and Regulations.

**Sliding Glass Doors.**

The Unit Owner shall maintain, repair and replace sliding glass doors and the structural components thereof (including frames and fixed panels), including trim and caulking, No Unit shall have any reflective substance or coverings placed upon any sliding glass door. All replacement sliding glass doors must be tinted grey or such other color tint as approved by the Board. All replacement sliding glass doors must be impact resistant glass per applicable Florida

building codes. The Association shall establish standards for sliding glass doors and sliding glass door replacement and installation by way of Rules and Regulations.

### **Other Doors**

The Unit Owner shall maintain, repair and replace all other doors and the framing and structural components thereof (including trim, caulking, locks and hardware) within or servicing the unit.

### **Generators**

Portable generators are allowed during electricity outages caused by storms. Board approval is not necessary. Permanent or Standby generators are not permitted.

Generators must be operated in a well-ventilated outside area. Generators emit carbon monoxide and care should be used when operating them. Additionally, generators pose a fire safety hazard and shall not be operated overnight.

Other than emergency use during power outages, generators and gasoline are not allowed on any common grounds or in carports. When not in use, generators are to be totally emptied of gasoline and stored offsite or in a safe location inside owners unit.

NO GASOLINE IS TO BE STORED IN ANY UNIT, LANAI, CARPORT, OR SHED.

### **Condominium Inspection**

For Unit Owners not present during or after a major storm or hurricane, it is important to have an inspection of the unit soon after the event to check operation of air conditioners and to inspect for any storm related damage that may have been caused by possible flooding or high winds.

Power outages longer than 24 hours will also require any perishable refrigerated or frozen food to be discarded.

Every seasonal Owner shall have a Home Watch service or designated local resident to perform these tasks as well as a regular two week inspection until the Owner returns.