

PASEOS HURRICANE PROCEDURES (DOCUMENTS)

Hurricane Preparations: Each homeowner shall prepare their home during a storm event according to the following guidelines:

1. Storm shutters and panels shall meet the following utilization standards:
 - A. Hurricane shutters may be put in place or closed not more than five (5) days before a storm event or when a storm event is within 1,500 miles of Jupiter, Florida, whichever is earlier.
 - B. Hurricane shutters must be removed or opened not more than fourteen (14) days after a storm event.
 - C. A “storm event” is defined as a meteorological event in which winds in excess of 50 mph and rainfall has occurred, or is expected to occur.
2. Remove all furniture, potted plants, and other movable objects from exterior of home, patio and yard.

Hurricane Season: Each homeowner who intends to be absent from his home during the hurricane season (June 1 – November 30 of each year) shall prepare their home prior to their departure by doing the following:

3. Remove all furniture, potted plants, and other movable objects from exterior of home, patio and yard.
4. Designate a responsible person or firm to care for your home during a storm event (A “storm event” is defined as a meteorological event in which winds in excess of 50 mph and rainfall has occurred, or is expected to occur.):
 - A. Prepare the exterior of the home and install hurricane shutters before a storm event, and remove hurricane shutters after the storm event, all within the guidelines identified above.
 - B. Caring for the home after a storm even should it suffer hurricane damage.
 - a. Clean debris from lawn, landscape and exterior of home.
 - b. Secure home while waiting for repairs.
 - c. Architectural Review Committee (ARC) approval is necessary to repair and/or replace any damaged or destroyed exterior elements of the home. This includes restoring home to pre-storm event condition, adding or changing exterior elements that would require ARC approval under normal circumstances, as well as, extensive repairs such as rebuilding the home structure.

5. Storm shutters, storm panels, and storm rollups shall meet the following standards:
 - A. Any changes to current hurricane protection shall require Architectural Review Committee (ARC) approval, such as changes from the hurricane shutters installed by the developer and all permanently installed hurricane shutters, i.e. accordion or roll-down hurricane shutters, added after certificate of occupancy.
 - B. No permanently installed plywood panels are permitted.
 - C. All hurricane shutter panel hardware or attachment devices must be removed with the hurricane shutters, with the exception of attachment screws and washers.
 - D. All attachment screws and washers remaining on the house exterior must be painted to match trim color.
 - E. Removable panels must not be painted or coated.

The Homeowners acceptance of a person or firm to provide storm protection services shall not constitute the Association's approval for the homeowner's purposes or any kind of representation or guaranty of the performance by such person or entity.

As stated in Section 17.2 of the Declaration of Covenants, the Association is not responsible for the safety or protection of any individual home or homeowner or occupant and, therefore, shall not be liable if any homeowner fails to take the protective measures required above, whether to such homeowner or the homeowner's property or to another homeowner or property.

As stated in Section 5.3 of the Declaration of Covenants, Within three months of any damage to or destruction of a structure on a Lot, the Owner shall repair or reconstruct the structure in a manner consistent with the original construction or other plans and specifications approved in accordance with Article IV; provided, under special circumstances the Board, in its discretion, may extend such a period. Alternatively, the Owner shall clear the Lot and maintain it in a neat and attractive condition consistent with the Community-Wide Standard. The Owner shall pay any costs insurance proceeds do not cover.