

QUAIL FOREST POLICY REGARDING HURRICANE WINDOW COVERINGS

(addition to page 11. Section u)

Hurricane shutters or coverings or a combination of shutter types may be used only under certain conditions:

- 1) Hurricane window coverings/frames must be beige, taupe, tan, bronze or transparent. Unpainted plywood window coverings are not allowed. Accordion shutters are allowed only in the colors specified. Roll-down shutters are not allowed unless they are hidden from view when not in use (e.g. rolled up behind the fascia) or are concealed by boxes that match the color of the unit's facade. Motorized roll-down coverings are discouraged because of the risk of damage to the homeowner's or a neighboring unit. The ACC will consider options not named here on a case-by-case basis.
- 2) Hurricane window coverings may be placed on the exterior of windows only when a hurricane or tropical storm Watch or Warning is declared for the Tampa Bay area (see Disaster Preparedness and Recovery Plan in Documents, herein, for definitions of a Storm Watch, Storm Warning, and Governor-declared Emergency).
- 3) These hurricane coverings must be removed within 72 (seventy-two) hours of the Storm Watch's or Warning's withdrawal **unless there are extenuating circumstances that prevent their prompt removal.** Management & Associates must be informed if the shutters or coverings will be left up for more than 72 hours after the storm, and a reason for the delay provided. In no instance may hurricane shutters be left on a unit for weeks or months at a time.
- 4) The only visible pieces of a hurricane shutter that may remain in place permanently are the anchoring bolts or the tracking attached to the unit.
- 5) Hurricane window coverings must be stored out of sight by the homeowner when not in use.
- 6) An ACC alteration application and the approval of the ACC are required.

Additionally, if the window coverings damage a neighbor's unit or landscaping during installation, de-installation or during a storm, the homeowner is responsible for the cost of repairs.

Approved by the Quail Forest Board of Directors, 9.17.2024