

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CANOPY NEIGHBORHOOD ASSOCIATION

Policy Resolution 18-3: Storm (Hurricane) Shutters and Windows

WHEREAS, paragraph 10.34 of the Declaration directs that storm shutters “may be placed on a structure once a Storm Warning is issued by the appropriate governmental authority and shall not remain on the structure for more than seven (7) days after the storm event”; and

WHEREAS, the Board of Directors and the Architectural Review Committee have deemed that the section of the Design Criteria Manual, incorporated into the Rules and Regulations of Canopy, pertaining to Windows and Shutters requires revision.

NOW THEREFORE LET IT BE RESOLVED, that the Section of the Design Criteria Manual pertaining to Windows and Shutters is rescinded and replaced by the following.

1. Roll-down shutters are permitted to be installed within the confines of a lanai cage on windows, the sliding glass door, and the structural roof covered portion of the lanai area (hereinafter “alcove”). This authorization does not pertain to homes without a lanai cage except as provided below.
2. Roll-down shutters (when in its casement) shall not be reasonably visible when viewed from adjacent lots.
3. Shutters for lanai windows and sliding glass doors shall not be in the down (closed) position until an official governmental declaration of a storm/hurricane warning has been issued. Alcove shutters may be in the down or partially down position during the course of inclement weather.
3. Lanai and alcove shutters may not be in the down position for extended periods of time as in the case of partial year residents or residents on an extended absence from the property.
4. As with all exterior modifications, ARC approval is required particularly with respect to color. Stark/brilliant white, colors not present within the community as originally developed, and colors that would not blend with the color of the home or community’s ambiance will not be approved. Good color choices include cream white, sand, light tan, and the like. Accordion shutters are not permitted.
5. No shutter systems of any type may be permanently installed on the front and side elevations. The only such systems that may be installed during governmental storm/hurricane warnings are those which were provided initially by the community developer. All front and side shutters must be removed from structures not more than seven (7) days following the storms passing.
6. Homes without lanai cages may install an authorized shutter system for their alcoves provided that the casement is mounted on the interior face of the alcove bulkhead.
7. Awnings are not permitted to be installed within the community.
8. Reflective glass, applied reflective films, and window treatments consisting of newspaper, aluminum foil, sheets, etc. are not permitted on any window or door except for a one week period following initial occupancy.

Approved at a Meeting of the Board of Directors on March 9, 2018.