



**POINTE
EAST**

POINTE EAST HOMEOWNERS' ASSOCIATION, INC.

PO Box 15702, Tallahassee, FL 32317 | board@pointeeasthoa.com | pointeeasthoa.com

Hurricane Protection Specifications

Adopted under section 720.3035(6), Florida Statutes

DRAFT for review | Proposed for adoption at the November 10, 2026 meeting

Purpose

Section 720.3035(6), Florida Statutes, requires the Association to adopt hurricane protection specifications, and requires the Architectural Committee to approve any application that meets them. These specifications apply to every Lot. The Committee will approve an application for hurricane protection that meets them, as section 720.3035(6) requires, even where the Declaration or the Architectural Guidelines would otherwise restrict it, including the Article VI design criterion on temporary shutters and the Article XVI rules on tanks.

Hurricane protection includes roof systems, permanent and removable storm shutters and panels, impact-resistant windows and doors, reinforced garage doors, erosion controls, exterior fixed generators and their fuel tanks, and other products that protect a structure from hurricane damage.

Requirements for every product

- 1 It meets the Florida Building Code that applies to the work under its permit, and carries Florida Product Approval or a Miami-Dade Notice of Acceptance where the code requires one.
- 2 The owner obtains any permit Leon County requires.
- 3 A new permanent installation stays within the building setbacks on the plat and outside any drainage easement or other easement the Association maintains. A replacement in the same location, removable panels, and portable generators are not subject to this location requirement.
- 4 Its color matches or complements the wall, trim, or roof of the house. Bright or highly reflective finishes are not permitted (Article VI).

Approved in advance

Work in this table meets the specifications and needs no application.

Item	Approved in advance
Removable panels	Install when reasonably necessary in preparation for forecast severe weather. Remove within 14 days after the weather passes, if practicable.
Portable generators	Used outdoors during a power outage or for routine testing.
Roofs	A replacement roof that meets the Florida Building Code, in a material listed in Article VI and a color close to the existing roof.

Item	Approved in advance
Windows and doors	Impact-resistant windows and doors in existing openings, with frames in the existing or a similar color and clear or lightly tinted glass.
Garage doors	A wind-rated or reinforced garage door in the existing style and a similar color.
Erosion control during work	Silt fence and similar temporary controls while work is underway, removed when the ground is stable.

Approved on application

The Committee will approve an application that meets these standards.

Permanent storm shutters. Roll-down, accordion, Bahama, and colonial shutters are permitted. Housings, tracks, and hardware match or complement the wall or trim color. During hurricane season, June 1 through November 30, shutters may be closed at any time. Outside hurricane season, shutters are closed and opened under the same conditions as removable panels.

Exterior fixed generators. A permanently installed standby generator is permitted beside or behind the house, or elsewhere on the Lot where it is not readily visible from any roadway or any other Lot. It is screened by shrubs, a fence, or a wall so that it is not readily visible from any roadway or any other Lot, and installed with the clearances the manufacturer and the building code require. Its enclosure is a neutral color. Routine self-test cycles are scheduled between 9 a.m. and 6 p.m.

Generator fuel tanks.

- Propane: buried, or above ground up to 1,000 gallons water capacity and screened so that it is not readily visible from any roadway or any other Lot, installed to the propane code (NFPA 58) and Florida Department of Agriculture and Consumer Services requirements.
- Diesel: a listed tank built into the base of the generator, or a listed double-walled above-ground tank, screened the same way.

Permanent erosion controls. Retaining walls, riprap, swales, and similar controls that keep soil in place and meet the requirements for every product above.

Other products. Any other product that protects a structure from hurricane damage, meets the requirements for every product above, and is consistent with the appearance of the house.

How to apply

Use the Architectural Request Form, or send an email with the same information, to acc@pointeeasthoa.com. Include the product name, its specification sheet or product approval number, the color, and a sketch or photo showing the location. The Committee decides within the period in Article VI. A decision that does not approve an application identifies the specification it does not meet.

Adoption and changes

Adopted by the Architectural Committee and approved by the Board of Directors under section 720.3035(6), Florida Statutes. The Committee may amend these specifications at a noticed meeting, with Board approval. An installation completed under an earlier version remains approved. An approval issued under an earlier version remains valid for the period in Part 3 of the Architectural Guidelines.