

Deputy Clerk MBAYLOR
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BOARD RESOLUTION

PALM ISLAND PHASE 2 COMMUNITY ASSOCIATION, INC.

THE FOLLOWING RESOLUTION ("Resolution") is adopted by the Board of Directors ("Board") of Palm Island Phase 2 Community Association, Inc. ("Association") on September 8, 2026.

WHEREAS, the Association is a homeowners' association that operates Palm Island Phase 2 Community Association, Inc. in Lee County, Florida; and

WHEREAS, all residential homeowners' associations are required to adopt code-compliant hurricane protection standards pursuant to §720.3035(6), Florida Statutes, to protect the health, safety, and welfare of residents and to ensure uniformity and consistency in the hurricane protections installed by homeowners' associations and parcel owners; and

WHEREAS, the Board desires parcel owners to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvements on the parcels within the Association; and

WHEREAS, notwithstanding any other provision in the governing documents of the Association, the Board or the Architectural Review Committee may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which conforms to the specifications adopted by the Board or Architectural Review Committee; and

WHEREAS, pursuant to §720.3035(6), Florida Statutes, "hurricane protection" includes, but is not limited to, roof systems recognized by the Florida Building Code which meet ASCE 7-22 standards, permanent fixed storm shutters, accordion shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks, and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the Association.

IT IS THEREFORE RESOLVED, as follows:

That the above recitals are true and correct and are incorporated into this Resolution.

1. Roof Systems:

Definition: A collection of components that work together to protect a building from the weather and provide insulation. It can include a roof covering, roof deck, vapor retarder, thermal barrier, and insulation. Roof systems must be recognized by the Florida Building Code which meet ASCE 7-22 standards. No flat roofs are allowed as a major structural element.

New Roof Systems require ARC approval. Approval will be given to all Roof Systems which meet all applicable building codes. Metal Roof Systems must be "concealed fastener" type system that mimics shaker style shingles in appearance. Metal roofs cannot employ standing seams, large sheet style, or exposed fasteners and cannot consist of bare metal surfaces. A shingle-like design is the only metal roof option that is allowed.

Shingles: Use of architectural-type fiberglass, anti-fungus shingles with at least a 25-year rating and only metal roofing, utilizing a stone coated shingle-like appearance are allowed (e.g., Stone Coated Steel Roofing – Tilcor CF Shingle | McElroy Metal).

Colors: The color, materials, style and design of hurricane protection roof products (including all mounting hardware) must be non-corrosive and architecturally compatible with, and similar to, the structure and other improvements on a lot, including but not limited to their color schemes, architectural style and external appearance, must be approved by the ARC and are to be relative and consistent with the approved color patterns/options already used/specified for each home. Approved roof colors shall be limited to muted, natural, or architectural tones, including shades of gray, charcoal, brown, weathered wood, or similar earth-tone colors. Bright, reflective, metallic, or highly saturated colors are not permitted.

2. Hurricane Shutters:

Replacement shutters require ARC approval. Approval will be given to manufactured shutters which meet all applicable building codes, including accordion shutters. Approval shall not be unreasonably withheld for code-compliant hurricane protection. Materials must be clear, white, beige or a color matching the house. Concrete anchors must be Type 304 stainless steel ("Rawl Tapper") with neoprene and stainless-steel washer, length and diameter as required for proper embedment. No pop rivets. Sealant must be to current building code.

3. Impact Glass:

Impact glass panels, which meet building code requirements, may be installed with ARC approval. Glass panels may require adequate covers for hurricane protection.

4. Code-Compliant Windows, Doors, Garage Doors:

Windows must be code-compliant and have white frames. Exterior doors installed for hurricane protection purposes must be code-compliant and may be painted a contrasting accent color with ARC approval as provided herein elsewhere. Reinforced garage doors must be code-compliant and may be painted to match the house color pursuant to Palm Island Phase 2 Community Association, Inc.'s Design Review Guidelines, Section 5.21, Color guidelines.

5. Generators (and Fuel Storage Tanks):

Fixed generators and fuel storage tanks require prior ARC approval. Fixed fuel storage tanks must be placed underground in a manner that complies with State and local codes and only to the rear of the home. If any portion of the fuel storage tank is visible from above ground, it must be screened from view. Fuel lines shall not impede existing easements or encroach onto neighboring properties. Fixed generators must be placed on a concrete pad adjacent to the rear of the home and screened from view from adjacent streets or parcels and may not be placed in such a way as to cause unreasonable disturbance to neighboring property owners. Screening may consist of approved landscaping which must be maintained by the owner. Fixed generator manufacturers provide clearance specifications which must be adhered to by the owner. Local irrigation lines reaching the generator must be removed or redirected away from the fixed generator at the owner's expense. Fixed generators must be white, beige, or same color as the outside of the house to be aesthetically pleasing and as non-intrusive as possible, regardless of screening. Non-fixed or portable generators may only be used after a casualty event and only for a reasonable period of time until power has been restored to the parcel and do not otherwise require ARC approval except to install connections for the same to the exterior of the home.

Guidelines:

A. No hurricane protection roof or roof items may be installed or added to or on the exterior of a lot or structure or improvement thereon without prior written approval of the Association pursuant to its architectural covenants and restrictions. Requests for approval should be submitted in writing to the property management company and approved by the Board or ARC prior to the installation of the hurricane protection roof product. Requests for approval shall include, but are not limited to, submittal of brochures, schematics, renderings, type(s) of systems and colors of covers, brackets, tracks enclosures, supports, connectors, special materials, panels, components, handles, name of supplier, materials, facets, etc. and any other pertinent information requested by the Board or ARC.

B. The installation and maintenance of hurricane protection roof product is solely at the expense of the parcel owner. The Association, and its manager, bears no responsibility or liability for damage resulting from installation, maintenance, removal, or the failure of any such product to provide hurricane protection.

C. Construction and installation of hurricane protection roof product(s) shall be completed within ninety (90) days after approval, unless otherwise approved by the Board. Failure to complete construction or installation within the specified time shall be deemed an abandonment of construction/installation and a new written request will be needed if the owner wishes to proceed with construction/installation thereafter.

D. The Owner, and not the Association or its manager, is responsible for ensuring that hurricane protection roof products are code compliant and that they are properly installed/built by duly licensed/insured vendors in compliance with all applicable government regulations, laws, and ordinances.

E. The Owner shall be responsible for any damage to the common areas, Association property, or other parcels within the Association which is caused as a result of the construction, installation, or maintenance of hurricane protection roof products.

F. Within 30 days after receipt of a completed written request and accompanying documentation for hurricane protection roof products, the Board shall either approve or disapprove the request. For good cause, the board may extend the time in which to approve or disapprove the proposed installation for a reasonable time, not to exceed 30 additional days.

I CERTIFY that the foregoing was duly adopted by the Association's Board at a Board meeting duly held in accordance with Chapter 720, Florida Statutes, and the governing documents of Palm Island Phase 2 Community Association, Inc. on September 8, 2026.

CERTIFIED TO AND ATTESTED BY:

Signature: Constance J. Kuhn

Association Secretary

Print Name: Constance J. Kuhn

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of September, 2026, by Constance J. Kuhn, as Association Secretary of Palm Island Phase 2 Community Association, Inc., who is personally known to me or who has produced _____ as identification.

Heather Woomer

Notary Public, State of Florida

Print Name: Heather Woomer

Commission No.: HH 383005

My Commission Expires: 4/5/2027

