

THE SANCTUARY ON SPRUCE CREEK
HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS AND GUIDELINES
HURRICANE PROTECTION

Board-Adopted: 4/9/2026

Effective Date: 4/9/2026

I. PURPOSE

These Architectural Standards and Guidelines establish specifications for the installation of hurricane protection improvements to ensure aesthetic harmony and consistency within the community while preserving owners' statutory rights under Florida law. Pursuant to Florida Statutes Section 720.3035(6), homeowners' associations must adopt hurricane protection specifications for structures governed by the association. These standards fulfill that requirement by establishing aesthetic specifications only; the Association does not restrict owners' rights to install code-compliant hurricane protection that conforms to these specifications.

II. AUTHORITY

These standards are adopted pursuant to Florida Statutes Section 720.3035(6) and Article VIII, Section 2 and Article IX, Sections 34 and 35 of the Declaration of Covenants and Restrictions for Sanctuary on Spruce Creek Homeowners Association.

III. APPLICABILITY

These standards apply to all hurricane protection systems and improvements that are permanently mounted or installed on residential lots, regardless of when the home was constructed.

Temporary hurricane protections deployed in advance of a named storm are governed by Article IX, Section 3 of the Declaration. **All hurricane shutters, panels, and screening, whether permanently installed or temporarily deployed, remain subject to the deployment and removal timeframes set forth in the Declaration.** Permanent hurricane protection systems must remain open, retracted, removed, or otherwise non-deployed at all times except during the deployment periods expressly permitted by the Declaration.

IV. HURRICANE PROTECTION SYSTEMS AND ASSOCIATED EQUIPMENT

A. Permanent Hurricane Protections (ARC Approval Required)

The following permanent hurricane protection improvements require prior written approval from the Architectural Review Committee (ARC) before installation:

- Roll-down or roll-up track storm shutters
- Accordion shutters
- Permanent fixed storm shutters
- Impact-resistant windows and doors
- Polycarbonate panels (permanently mounted)
- Reinforced garage doors
- Roof systems meeting Florida Building Code and ASCE 7-22 standards

B. Temporary Hurricane Protections (No ARC Approval Required)

Temporary hurricane protections, including plywood coverings, non-permanent polycarbonate panels, and other deployable protections not permanently affixed, do not require ARC approval. However, pursuant to Article IX, Section 3 of the Declaration (Exterior Trim and Color Plan), temporary hurricane shutters and screening:

- May not be installed earlier than 72 hours prior to anticipated local landfall of a named storm
- Must be removed no later than 72 hours after a named storm has passed the local area

C. Exterior Fixed Generators and Fuel Storage Tanks (ARC Approval Required)

Exterior fixed generators and fuel storage tanks are included within the statutory definition of hurricane protection and require prior written approval from the ARC before installation.

D. Erosion Controls (ARC Approval Required if Visible)

Erosion controls visible from the lot frontage, adjacent parcels, or common areas require prior written approval from the ARC.

V. HURRICANE AESTHETIC SPECIFICATIONS

A. Permanent Hurricane Protections

- **Color:** The color of shutters, panels, tracks, housings, and other visible components must complement the existing exterior of the home. Owners may select from approved house color standards or submit alternative colors to the ARC for approval.
- **Hardware and Mounting:** Mounting hardware, tracks, and housings should be finished to blend with or complement adjacent surfaces.
- **Impact-Resistant Windows and Doors:** Frame color must complement the existing exterior. No additional aesthetic restrictions apply to glass type or tint.

B. Exterior Fixed Generators

- **Placement:** Generators must be located in the rear or side yard only and shall not be visible from the street or adjacent lot frontage.
- **Screening:** Generators must be screened from view using landscaping, fencing, or an approved enclosure consistent with the home's exterior, in accordance with Article IX, Section 35 of the Declaration.
- **Color:** Visible equipment or screening structures must complement the existing exterior of the home.
- **Noise:** Generator installations must comply with applicable City of Port Orange noise ordinances (Chapter 42, Article IV of the Port Orange Code of Ordinances). The ARC will consider proximity to neighboring structures as part of its review.

C. Fuel Storage Tanks

- **Placement:** Fuel storage tanks (including propane tanks) are considered utility connections and must be installed **underground** in accordance with the Covenants & Restrictions and applicable utility authority requirements, and are subject to ARC review and approval. Above-ground fuel storage tanks are not permitted.
- **Screening:** Any above-ground appurtenant equipment associated with fuel storage tanks must be screened from view using landscaping, fencing, or an approved enclosure consistent with the home's exterior, in accordance with Article IX, Section 35 of the Declaration.
- **Capacity and Setbacks:** Tank capacity and setbacks from structures shall comply with applicable Florida Fire Prevention Code requirements and local ordinances.
- **Color:** Visible tanks or screening structures must complement the existing exterior of the home.

D. Erosion Controls

Erosion controls visible from the lot frontage, adjacent parcels, or common areas are subject to ARC review for placement, materials, and aesthetic harmony with the home and surrounding properties.

VI. APPLICATION REQUIREMENTS

Applications for hurricane protection improvements must include:

- Completed ARC application form
- Product specifications, including manufacturer information
- Color and finish information (color samples may be required)
- Site plan showing proposed placement (required for generators, fuel tanks, and erosion controls)
- Description of proposed screening method (for generators and fuel tanks)
- The applicant is responsible for obtaining all required governmental permits prior to installation.

VII. REVIEW AND ENFORCEMENT

The ARC will review applications for compliance with these standards and the general aesthetic criteria set forth in the Declaration. Applications for hurricane protection improvements that conform to these specifications shall be approved. The ARC may not deny an application for code-compliant hurricane protection that meets these aesthetic specifications.

For exterior fixed generators and fuel storage tanks, the ARC will additionally evaluate placement, visibility, screening adequacy, aesthetic harmony with the home and neighborhood, and proximity to neighboring structures.

Installation prior to ARC approval constitutes a violation subject to enforcement action pursuant to the Association's adopted enforcement procedures.

VIII. WHAT THE ARC WILL NOT REGULATE

The ARC will not regulate the following:

- Interior improvements not visible from the lot frontage, adjacent parcels, common areas, or community golf course
- Product brand or manufacturer selection
- Technical specifications beyond aesthetics (governed by the Florida Building Code)
- Contractor selection

IX. GRANDFATHERING

Hurricane protection improvements that were previously approved by the ARC or were compliant with standards in effect at the time of installation are considered grandfathered and are not required to be modified unless they are substantially altered, replaced, or create a documented safety concern.

X. DISCLAIMER

These standards are intended to supplement, not replace, the Declaration of Covenants and Restrictions. In the event of a conflict, the Declaration shall control.