

Caraway Owners Association, Inc.

At the meeting of the Board of Directors on August 11, 2024, the Directors adopted the following policies and procedures to be compliant with Florida Statute Chapters 617 and 720.

Item 1. It is the policy of this association that all records of the association will be retained for a period of seven years.

Item 2. It is the policy of this association to provide electronic access to all documents, budgets, rules, contracts to all members of the association.

Item 3. It is the policy of this association that Dwelling units may have improvements to protect against hurricane and other severe storms by such measures as roof replacements, storm shutters, impact-resistant windows, reinforced doors, generators, fuel storage, lightning rods or other hurricane or storm protection products, subject to other applicable restrictions. However, such improvement plans must be submitted to the association for approval as to the visual effect on the lot and house.

Portable generators may be placed temporarily anywhere on the lot in advance of a pending storm, even if visible from the street or common areas and must be removed within 24 hours after power has been restored

Permanent generators and/or fuel tanks must be located behind a screened area (either fencing or landscaping) in the rear or side yard. Fuel storage tanks must comply with the Alachua County Code requirements.

Removable storm window and door coverings are permitted, so permanent supporting brackets and the like are permitted.

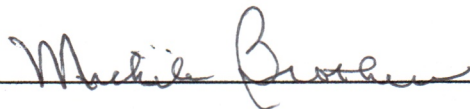
Permanent storm shutters are permitted with approval and subject to the same requirements as decorative shutters regarding colors and styles.

Roll down window/door coverings are permitted and must match the house as much as possible.

Sandbags or similar flood-prevention products are permitted but must be removed within three days of the storm's end.

Item 4. The Caraway Owners Association will fully comply with all requirements of Chapter 720 and consider any language in the current documents that conflict with the Statute null and unenforceable.

Approved this 11th day of August, 2024 by a vote of _____ of the Board of Directors.



Secretary