

**CORAL CREEK REPLAT NO. 3 (WINDSOR BAY)
HOMEOWNERS ASSOCIATION, INC.**
5665 Coral Ridge Drive, Coral Springs, Florida 33076

HURRICANE PROTECTION SPECIFICATIONS
Adopted Pursuant to Florida Statute §720.3035(6)(a)
Effective Date: 7/27/2026

SECTION 1 — PURPOSE AND AUTHORITY

These Hurricane Protection Specifications (“Specifications”) are adopted by the Board of Directors of Coral Creek Replat No. 3 (Windsor Bay) Homeowners Association, Inc. (“Association”) pursuant to the mandatory requirement of Florida Statute §720.3035(6)(a), which requires every homeowners’ association in the State of Florida to adopt hurricane protection specifications for each structure or other improvement on a parcel governed by the association, regardless of when the community was created.

These Specifications apply to all parcels within the Coral Creek Replat No. 3 (Windsor Bay) community and supplement the Association’s existing governing documents, including the Master Covenants for Coral Creek Community, the Windsor Bay Declaration of Covenants, and the Association’s Rules and Regulations.

All hurricane protection installed, enhanced, or replaced on any parcel must conform to these Specifications and must receive prior written approval from the Architectural Review Committee (“ARC”) as required by Rule 1 of the Association’s Rules and Regulations and Article XIV of the Windsor Bay Declaration of Covenants.

SECTION 2 — ARCHITECTURAL CHARACTER OF THE COMMUNITY

Windsor Bay is a planned residential community designed and built in the Mediterranean architectural tradition. The Mediterranean style is characterized by the following defining elements:

- Barrel-style curved roof profiles in clay or concrete tile or equivalent materials presenting the same curved appearance;
- Warm earth-tone exterior color palettes including terracotta, sand, cream, and similar tones;
- Stucco or stucco-finish exterior walls;
- Arched architectural elements; and
- Landscaping and hardscaping consistent with a warm-climate residential aesthetic.

Every home within Windsor Bay was constructed with a barrel-style curved roof profile, establishing a unified architectural scheme and a consistent community appearance that defines the residential character of the neighborhood, distinguishes it from commercial development, and contributes to the property values of all owners within the community.

These Specifications are intended to preserve and protect that unified Mediterranean architectural character while ensuring that all hurricane protection installed within the community meets or exceeds the standards required by the Florida Building Code and applicable law.

SECTION 3 — ROOF SYSTEM SPECIFICATIONS

3.1 Applicability

These roof system specifications apply to all new roof installations, full or partial roof replacements, and roof enhancements on any parcel within the community, regardless of the material used.

3.2 Required Profile and Style

All roof systems shall present a barrel-style curved profile consistent with the Mediterranean architectural character of the Windsor Bay community. The barrel-style curved profile is the defining roofing characteristic of the community's unified building scheme.

The following roof profiles are not permitted, as they are inconsistent with the Mediterranean architectural character of the community and the established unified building scheme:

- Flat or low-slope roof profiles covering the primary roof area;
- Standing seam profiles;
- Corrugated profiles;
- Ribbed or trapezoidal profiles; and
- Any other non-curved profile that presents a commercial or industrial appearance.

Note: The foregoing restrictions apply to roof profile and style only, not to roofing material. The Association does not restrict the material from which a compliant barrel-style roof is constructed, provided the installed roof presents a barrel-style curved profile and otherwise complies with these Specifications. Barrel-style roofing systems constructed of metal, composite, or other materials presenting a curved barrel profile equivalent to traditional clay or concrete barrel tile are eligible for ARC approval.

3.3 Color Requirements

All roof systems shall be installed in colors consistent with the earth-tone Mediterranean palette of the Windsor Bay community. Acceptable colors include terracotta, clay, sand, tan, brown, bronze, and similar warm earth tones. Colors shall be submitted to the ARC for approval as part of the architectural modification application. Colors that present a commercial, industrial, or non-residential appearance are not permitted.

3.4 Building Code and Wind Uplift Standards

All roof systems must be recognized by the Florida Building Code and must meet ASCE 7-22 minimum design load and wind uplift standards. Proof of Florida Building Code compliance and ASCE 7-22 certification shall be submitted with the ARC application. The Association's style and appearance specifications do not waive or reduce any applicable building code requirement.

3.5 Pitch Requirements

All roof systems shall maintain a minimum pitch consistent with the barrel-style profile required by Section 3.2. Flat roofs are not permitted over the primary roof area. Limited flat roof areas over porches, Florida rooms, or utility rooms located at the rear of the dwelling may be considered for approval by the ARC on a case-by-case basis, provided the flat area does not exceed twenty-five percent (25%) of the total roof area.

3.6 Contractor Licensing

All roof installations must be performed by a licensed roofing contractor holding a current and valid Florida roofing contractor license. Proof of licensure shall be submitted with the ARC application.

SECTION 4 — OTHER HURRICANE PROTECTION SPECIFICATIONS

4.1 Storm Shutters and Impact Windows

Permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, and polycarbonate panels are permitted subject to ARC approval. All such installations must conform to the exterior appearance of the home and must not be permanently visible from the street when not deployed, unless the ARC specifically approves a product that presents a residential appearance consistent with the community character.

4.2 Reinforced Garage Doors

Reinforced hurricane-rated garage doors are permitted and encouraged. Garage door style, color, and appearance must conform to the ARC approval requirements applicable to garage doors generally.

4.3 Generators and Fuel Storage

Exterior fixed generators and fuel storage tanks are permitted subject to ARC approval. All such equipment must be screened from street view by appropriate landscaping or fencing approved by the ARC.

4.4 Erosion Controls

Erosion control measures are permitted subject to ARC approval where required by site conditions or applicable governmental authority.

SECTION 5 — ARCHITECTURAL REVIEW COMMITTEE PROCESS

All hurricane protection installations, enhancements, or replacements requiring ARC approval under these Specifications shall be submitted to the ARC in accordance with Rule 1 of the Association's Rules and Regulations. Applications shall include:

1. A completed Architectural Modification Request form;
2. Product specifications, including profile drawings, color samples, and manufacturer's documentation;
3. Proof of Florida Building Code compliance and ASCE 7-22 certification;
4. Proof of contractor licensure; and
5. Any additional information requested by the ARC.

The ARC shall respond to all complete applications within the timeframe established in the Association's Rules and Regulations. Approvals and denials shall be in writing and shall comply with the requirements of Florida Statute §720.3035(4)(a).

SECTION 6 — LEGAL BASIS AND CONSTRUCTION

These Specifications are adopted pursuant to Florida Statute §720.3035(6)(a) and are intended to comply in all respects with applicable Florida law, including the requirements of Florida Statute §720.3035(6)(b) and (c). Nothing in these Specifications shall be construed to prohibit any hurricane protection product that conforms to the style and appearance requirements set forth herein.

These Specifications supplement and do not replace the Association's existing architectural approval requirements under the Master Covenants for Coral Creek Community, the Windsor Bay Declaration of Covenants, and the Association's Rules and Regulations. In the event of any conflict between these Specifications and the existing governing documents, the more restrictive provision shall apply.

These Specifications may be amended by the Board of Directors at a duly noticed open board meeting following notice to all parcel owners in accordance with applicable Florida law.

SECTION 7 — EFFECTIVE DATE

These Specifications shall take effect upon formal adoption by the Board of Directors at a duly noticed open board meeting, following provision of not less than fourteen (14) days' written notice to all parcel owners of the Association.

CERTIFICATE OF ADOPTION

The foregoing Hurricane Protection Specifications were duly adopted by the Board of Directors of Coral Creek Replat No. 3 (Windsor Bay) Homeowners Association, Inc. at a duly noticed open meeting of the Board of Directors held on July 27, 2026, at which a quorum was present and acting throughout.

Eleanor Schnell _____ Date: 7/27/2026 _____
President, Board of Directors

Allison Werner _____ Date: 7/27/2026 _____
Secretary, Board of Directors