

LANTANA HOMES HOMEOWNERS ASSOCIATION, INC.

NOTICE OF SPECIAL BOARD OF DIRECTORS' MEETING

A Special Meeting of the Lantana Homes Homeowners Association, Inc.'s Board of Directors shall occur on Wednesday, August 27, 2025, at 7:00 p.m. at 6126 Lake Worth Road, Greenacres, Florida.

The purpose of the meeting shall include, to adopt and approve the Resolution Concerning Alterations, Hurricane Protection and Other Specifications, and amend the Association's Rules and Regulations, amending Section 27; and any business which may be lawfully conducted and as set forth in the Agenda below. (Note, Motions may be amended at the meeting.). A copy of the Resolution Concerning Alterations, Hurricane Protection and Other Specifications is attached.

AGENDA

1. Call to Order.
2. Determination of Quorum.
3. New Business:

Rules and Regulations. Motion to adopt and approve the Resolution Concerning Alterations, Hurricane Protection and Other Specifications, and amend Rules and Regulations, of Lantana Homes Homeowners Association, Inc. Section 27 as attached.

4. Adjournment: Motion to Adjourn.

Dated: This 27 day of August 2025.


Ema Jones, President

LANTANA HOMES HOMEOWNERS ASSOCIATION, INC.
RESOLUTION CONCERNING
ALTERATIONS, HURRICANE PROTECTION AND OTHER SPECIFICATIONS

WHEREAS, the Florida Legislature has amended the Florida Homeowners' Association Act, requiring hurricane protection specifications for each structure or other improvement on a lot governed by the Association;

WHEREAS, the law expressly requires compliance with the applicable building codes. allows specifications criteria to include the "color and style of hurricane protection products," and further expressly allows that specifications may include "any other factor deemed relevant by the board";

WHEREAS, the law expressly allows specifications to require an owner "to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the parcel"; and,

NOW THEREFORE, the Board of Directors of Lantana Homes Homeowners Association, Inc. adopts and approves Resolution Concerning Alterations, Hurricane Protection and Other Specifications, and amends the Rules and Regulations of Lantana Homes Homeowners Association, Inc. Section 27 as follows (the language added is underlined; the language deleted is ~~struck out~~):

Section 27. Alterations, Hurricane Protection and Other Specifications. No house, building, fence, wall, driveway, walkway, mailbox, roof, improvement, or any structure on a lot shall be added to, changed, altered, installed, removed or replaced, including, but not limited to; painted; and, removal, replacement, installation or modification of an exterior window, exterior door or an insert, roof, driveway, including but not limited to impact resistant items, within the "Visibility Zone"; nor shall such work commence nor proceed unless before the lot owner obtains the Association's prior written approval, including, but not limited to, compliance with the following:

- a. Submits to the Association a properly completed application for alteration on a form approved by the Board of Directors, ~~including, but not limited to:~~ Applications shall include, but are not limited to, colors, material product specifications, product documents, and ~~if~~ If the proposed alteration adds to or alters the lot or the house, building, fence, wall, driveway, walkway, mailbox, roof, improvement, or any structure on the lot, then a legible sketch identifying the specific location, dimensions and elevations, surveys, support documentation, and drawings. It is preferable that the drawing be professionally illustrated (not required, but illegible and/or poorly rendered drawings will result in the Application being disapproved). The Architectural Control Committee or the Board in their full discretion can request a survey identifying the location of alterations in relation to boundary lines and adjacent improvements. Drawings must be drawn to scale and show pertinent dimensions. Each Application shall comply with the Declaration of Protective Covenants, these standards, and all laws, codes and ordinances, including but not limited to State of Florida and Palm Beach County Zoning Codes. No work, including, but not limited to, alteration, addition, removal, replacement, installation, modification, painting, may proceed

without the issuance of the Association's written approval, and the issuance and posting in a conspicuous location at the site of the work all required governmental permits.

i. ~~ii.~~ If painting:

- (1) The colors must be selected from the paint colors approved by the Association, no more than two paint colors for the house, one color for the exterior walls of the house and one color for the house trim, and one paint color for the driveway and walkway.
- (2) The house trim, which includes the fascia boards, trims, front door, exterior door which is not the front door, and garage door and door frames must be painted the same color, and the paint color shall be selected from the colors approved by the Association and complement the exterior wall color, including, but not limited to, as follows:

Home Depot paint colors and Behr paint colors: Chanoyu M330-1, Slice of Happy PPG1109-1, Airy Green MQ3-47, Folly MQ3-46, Glisten Green M360-1u, Pebble Cream BWC-08, Ultra Pure White, Beach House BWC-04u, Swiss Coffee 12u, Classic Silver PPU 18-11, Ultra Pure White, Helium M480, Sounds of Nature S390-1u, Half Sea Fog N470-3, Oxford Street N270-4, Firefly P310-3, Baja PPU7-08, Angelica S180-1, Chai S270-2, Farm Fresh S340-5, White Lavendar M550-1.

- (3) If the front door is a hurricane impact resistant front door or the garage door is a hurricane impact resistant garage door, then the doors shall be either white, cream, or beige in color. The front door and the garage door must be the same color.
- (4) House exterior wall paint color shall be selected from the colors approved by the Association, including, but not limited to, as follows:

Home Depot paint colors and Behr paint colors: Chanoyu M330-1, Slice of Happy PPG1109-1, Airy Green MQ3-47, Folly MQ3-46, Glisten Green M360-1u, Pebble Cream BWC-08, Ultra Pure White, Beach House BWC-04u, Swiss Coffee 12u, Classic Silver PPU 18-11, Ultra Pure White, Helium M480, Sounds of Nature S390-1u.

- (5) Concrete driveway and walkway paint color shall be selected from the colors approved by the Association and complement the exterior wall color, including, but not limited to, as follows:

a. Exterior walls Home Depot and Behr paint colors: Chanoyu M330-1, Slice of Happy PPG1109-1, Airy Green MQ3-47, Folly MQ3-46, Glisten Green M360-1u, Pebble Cream BWC-08, Ultra Pure White, Beach House BWC-04u, Swiss

Coffee 12u: Driveway paint color Light Rattan Traditional Tan Pacific Fog, Light Rattan, Terrace View.

- b. Exterior walls Home Depot and Behr paint colors: Classic Silver PPU 18-11, Ultra Pure White, Helium M480, Sounds of Nature S390-1u: Driveway paint color Pacific Fog, Foggy Morn.

(6) If more than ten percent of the exterior walls of the house are being painted, then the entire house, exterior walls and trim, except exterior doors and garage door, must be simultaneously painted; and

(7) The fence must be painted the same color of the exterior walls of the house and repainted when the exterior walls of the house are painted; and.

ii. WINDOWS AND DOORS. If removing, replacing, installing or modifying an exterior window, exterior door or an insert, then:

(1) Doors. Each exterior door replaced shall be replaced with a hurricane impact resistant door, including meeting Miami-Dade County, Florida's Notice of Acceptance specifications.

a. A hurricane impact resistant exterior door shall be white, beige, or cream, and the frame color shall be the same as the door.

b. A front door may have clear or frosted non-color or not-tinted glass insert, shall be the same color as the garage door, and the frame color shall be the same as the front door. A hurricane impact resistant front door shall be white, beige or cream color.

(2) Windows. Exterior windows visible off the lot, including glass sliding door frames shall be white, beige or cream in color.

iii. ROOFS. If replacing roofs, the roof must be of a system recognized by the State of Florida and Palm Beach County Building Codes which meets ASCE 7-22 standards and adhere to the existing building scheme. The style and design shall be the same style and design as the replaced roof and shall not be other than asphalt shingle. The color shall comply with the colors approved by the Association and complement to exterior wall color, including, but not limited to, as follows:

(1) Exterior walls Home Depot paint colors and Behr paint colors: Chanoyu M330-1, Slice of Happy PPG1109-1, Airy Green MQ3-47, Folly MQ3-46, Glisten Green M360-1u, Pebble Cream BWC-08, Ultra Pure White, Beach House BWC-04u, Swiss Coffee 12u: Shingles light brown, tan or sand color.

(2) Exterior walls Home Depot paint colors and Behr paint colors: Classic Silver PPU 18-11, Ultra Pure White, Helium M480, Sounds of Nature S390-1u: Shingles light gray color.

iv. PERMANENT FIXED STORM SHUTTERS, ROLL-DOWN TRACK STORM SHUTTERS. Storm shutters within the Visibility Zone must comply with Florida and Palm Beach County Building Codes and shall be the same color as the trim. As with all other improvements on a lot, shutters shall be properly maintained.

v. GARAGE DOORS. If replacing garage door, garage door, including reinforced garage doors, must comply with Florida and Palm Beach County Building Codes. Garage doors shall be the same style and design as the door being replaced, and the color shall be the same color as the front door, and the frame color shall be the same as the garage door. A hurricane impact resistant garage door shall be white, beige or cream color. The front door must be the same color as the hurricane impact resistant garage door.

vi. DRIVEWAYS/WALKWAYS. Driveways and walkways shall be the same material, either concrete or pavers, and the same color. A paver driveway shall be the color of sand, concrete, or light tan, and shall not be painted or stained.

vii. TERMS.

(1) "Shall" means mandatory, synonymous to "must."

(2) "Visibility Zone" means a location visible from the lot's frontage, an adjacent parcel, or an adjacent Common Area. An item will also be considered outside the Visibility Zone if installation and maintenance includes an approved material blocking the item's visibility from the lot's frontage, an adjacent parcel, or an adjacent Common Area.

b. ~~Obtains written approval from the Board of Directors.~~

e. Excepted from the alteration application and written approval requirements for display between the 1st of October and the following 15th of January on an owner or resident's lot are holiday decorations, including, but not limited to: strings of lights of any colored, white or clear bulbs; colored lights or bulbs; and, projection of lights or patterns of lights, visible from the street abutting owner's lot. These decorations must: not constitute a nuisance or unreasonable annoyance to a neighbor or the community, including lights not aimed to shine into, or sounds heard in a neighbor's property or outside sitting or recreation area; and, be removed by the 15th of January deadline.

Any lot owner in violation may, in addition to the Association's other remedies, incur charges and be required to repaint, or remove the unapproved alteration, change or addition at the expense of the lot owner.

Dated this 22 day of August, 2025.



Corporate Secretary

WP\07268\07268 Drafts\07268 Hurricane\250326Rules Hurricane SpecR.docx