

**RESOLUTION OF THE BOARD OF DIRECTORS FOR
GRAND VENEZIA COA, INC.,
ADOPTING HURRICANE PROTECTION SPECIFICATIONS**

WHEREAS, Grand Venezia COA, Inc. ("Association") is the corporate entity charged with the governance and administration of the Grand Venezia at Baywatch, a Condominium ("Condominium");

WHEREAS, Article IX of the Amended and Restated Bylaws of Grand Venezia COA, Inc. ("Bylaws"), grants the Board of Directors the authority to adopt reasonable rules and regulations concerning the Condominium;

WHEREAS, Section 718.113(5), F.S., requires all Florida condominium associations to adopt hurricane protection specifications;

WHEREAS, Section 3.3.3 of the Amended and Restated Declaration of Condominium ("Declaration") specifies that all exterior surfaces made of glass or other transparent materials are deemed to be part of the Common Elements and are excluded from the boundaries of the units;

WHEREAS, Section 15.6 of the Declaration requires the prior written consent of the Association to change any exterior doors or other exterior glass surfaces;

WHEREAS, Section 15.11 of the Declaration prohibits unit owners from affixing, attaching, hanging, displaying, or placing anything on the exterior wall, doors, balconies, or windows of the Condominium, including storm shutters, without the prior written consent of the Association, which may be withheld in its sole discretion;

WHEREAS, it is the Board's intent to adopt reasonable hurricane protection specifications that will ensure unit owners have flexibility in how they protect their units while also ensuring a unified external appearance of the Condominium;

NOW THEREFORE IT BE RESOLVED, the Board of Directors for Grand Venezia COA, Inc., adopts the following Hurricane Protection Specifications ("Specifications"):

Permitted types of "hurricane protection", as defined in Section 718.103(19), F.S., shall include only: impact glass and code-compliant windows or doors, including hurricane-rated sliding glass doors.

Any hurricane protection proposed to be installed at the Condominium shall adhere to the existing unified building scheme regarding the external appearance of the Condominium. Accordingly, the frame, casing, sill, sash, apron, tracks, and all other parts of proposed hurricane protection must be painted, or constructed of a material, that matches the color of the door or sliding glass door being replaced.

It shall be the policy of the Association that "hurricane shutters", or any other means or method of hurricane protection which must be affixed, attached to, hung, or placed on the exterior walls, doors, balconies, or windows of the Condominium, are prohibited.

Consistent with these Specifications, and upon written approval of the Association, unit owners are permitted to replace existing sliding glass doors with hurricane-rated sliding glass doors. Unit owners are required to submit application materials to the Association, including design specifications, and obtain written approval of the Association prior to installation.

Installation of hurricane-rated sliding glass doors by a unit owner shall not modify, shift, or infringe upon the Association's authority, rights, and obligations as they relate to those Common Elements of the Condominium.

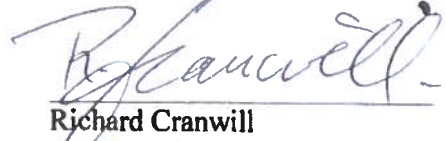
The Board of Directors may determine, in its sole discretion, whether an application for installation of hurricane protection complies with these Specifications.

This Resolution was adopted on the 4th day of September, 2024.

GRAND VENEZIA COA, INC.



Dan Tsinokas



Richard Cranwill



John Gonska



Joe Berta



Lori Anastasio