

HURRICANE MANAGEMENT PLAN/REQUIREMENTS

A Part of the Rules and Regulations of

ORA @ Melbourne Beach, Inc.

Revised March 16, 2017

A. Recreational Unattended Vehicle Protection. It is required that all unattended recreational vehicles that will be located at the resort during the hurricane season (June 1st through November 30th) should be secured with an approved hurricane tie-down system.

B. Storage Sheds. All renovated or newly constructed storage sheds must be secured with an approved hurricane tie-down system.

C. Personal Property storage. When a unit/lot is not in use during the hurricane season, no personal property such as boats, trailers, patio furniture, etc., will be permitted to remain on the lot. The recreational vehicle, patio furniture and entry steps shall be permitted if secured with hurricane approved tie-downs or stored within the trailer or screen room. ORA Management may remove from the lot any personal property not properly stored or tied down that could reasonably become projectiles in high winds. This personal property may be disposed of.

D. Records Protection. All important business records needed to run the Association will be maintained on computer disc storage and a copy will be stored for safety on the mainland.

E. Information Program. The Association will establish and maintain the following public information program.

1. Information Booklets. The ORA Manager will distribute to each owner and provide the Rental Office a hurricane information booklet approved by the Brevard county 'Division of Emergency Management.

2. All renters must be provided a current Hurricane Management Plan/Requirements by the Rental Office or owner they have rented from.

3. Notices. The following notice shall be conspicuously posted on all resort enclosed bulletin boards:

Advisory of Hazardous Condition

You are hereby advised that ORA at Melbourne Beach, Inc. is located in an area that is subject to the effects of severe weather associated with and resulting from tropical storms and hurricanes. Such conditions are natural components of the coastal areas of Brevard County and the State of Florida and remain as potential hazards to the users of this resort

throughout the hurricane season. Any landscaping, vehicles, structures, or other property placed on the site may, therefore, be subject to the effects of severe tropical weather. During the official season, June 1st through November 30th, users of this resort are bound to the Hurricane Management Plan/Requirements prepared and maintained by the management of the resort. For your own safety and that of others it is imperative that you familiarize yourself with the steps that you must take when weather reports indicate any potential for a hurricane. Your hurricane information booklet details the procedures you must follow. Do not wait until a hurricane is imminent before you read these instructions.

F. Plan Management. This Hurricane Management Plan will become a permanent part of the Rules and Regulations portion of the ORA Condominium Documents, which are distributed to each owner and are transferred upon sale from owner to owner. In early May of each year, the resort manager will contact the Brevard County Division of Emergency Management and update this plan as necessary with copies distributed to each owner. Copies of the plan will be maintained in the ORA Office for distribution.

II. WHEN A HURRICANE WATCH IS ISSUED_(hurricane may threaten within 48 hours)

A. It is recommended that all residents begin to monitor storm reports on WAOA 107.1 FM in Melbourne, the local Emergency Broadcast System.

B. All residents who intend to evacuate their recreational vehicles should have a plan for transportation and relocation.

C. All residents are instructed to review the preparedness guidelines for a "watch" contained in their hurricane information booklets.

D. The resort manager, or designated person, will travel throughout the resort verbally alerting all residents with the use of a loud hailer, bullhorn that a hurricane watch has been issued.

E. NOTICE: The Brevard county Sheriff's Department has the authority to prohibit any vehicle over 20 feet in length from traveling on the public highway after an evacuation order is issued. Therefore, all owners who intend to remove their recreational vehicles from the resort must do so during the warning period.

F. All outside objects – awnings, lawn furniture, etc. must be secured during the warning period.

III. WHEN A HURRICANE WARNING IS ISSUED

(Hurricane expected to strike within 24 hours)

A. All residents must follow the orders for evacuation information plan with which they have been provided.

B. The resort manager, or designated person, will ensure that all outside objects belonging to the resort are secured and, to the extent possible, stored in the common buildings.

C. All residents are expected to have reviewed the preparedness guidelines for a "warning" contained in their hurricane information booklets.

D. The resort manager, or designated person, will travel throughout the resort verbally alerting all residents with the use of a loud hailer, bullhorn that a hurricane warning has been issued.

IV. WHEN AN EVACUATION IS ORDERED

A. When the Brevard County Division of Emergency Management issues an evacuation order, all residents must GO!!! The ORA Clubhouse will be dead bolted and will not be accessible to ORA Owners or Renters. The evacuation route for ORA is across the Melbourne Causeway, west on Route 192 and the north on 1-95.

B. All residents are advised to shut off all LP gas, water, and electrical services to the recreational vehicles before evacuation.

C. No one will be allowed to stay in the resort. Any resident requiring shelter will be instructed to proceed immediately to the evacuation control center at the Melbourne High School located at Babcock Street and Sheridan Road in Melbourne.

V. AFTER A HURRICANE

In the event that a hurricane causing serious damage should occur, then a survey of the damage and renewal prospects for common elements will be conducted as soon as it is safe to do so. When the survey and a reconstruction cost estimate are completed, all owners will be notified at their addresses of record as to the date, time and place where an open forum meeting of the Board of Directors and resort manager will be held to deliberate and decide the best procedure to follow.