



River Ridge Homeowners Association of  
Martin County Inc.



**Board of Directors**  
**TROPICAL WEATHER POLICY**

**BEFORE THE STORM**

Property Manager:

Upon issuance of a Hurricane or Tropical Storm WATCH by NOAA, the property management company will arrange for;

- 1) The rapid installation of the storm shutters at the clubhouse and the cancellation of any scheduled events with the refunding of any deposits.
- 2) Removal of ceiling fan blades in clubhouse lanai area.
- 3) Securing of patio tables and chairs in clubhouse lanai area.
- 4) Complete removal of all screening material on the tennis court fence.
- 5) Securely tie and stake back all front entrance gates in an open position.
- 6) A survey of the community property to ensure no objects are laying around that could become airborne.

Security:

Upon issuance of a Hurricane or Tropical Storm WARNING by NOAA, the security company will;

- 1) Secure the gatehouse and move keys and other sensitive equipment to the clubhouse (through side kitchen door).
- 2) Leave all front gates open prior to departing the post.
- 3) Leave the post and turn in the Resident Evacuation List to a designated Board Member.

Community Members:

- 1) Trim and thin out your trees/palms and trim coconuts at the start of each Hurricane season.
- 2) As storms approach, secure your residence and property as you deem appropriate.
- 3) Secure items (e.g., patio furniture, landscape clippings) in the yard and the patio/pool area that could become airborne by moving them indoors or staking and tying them down in place.
- 4) If you are going to evacuate, leave your name, River Ridge address, and point of contact information for your evacuation location with the security guard. This information will be placed on the Resident Evacuation List. Then, if your home is damaged by the storm, remaining residents will not search the damaged home for you if they know you previously evacuated.

**AFTER THE STORM**

Property Manager:

- 1) Enter the community to document all damage.
- 2) Prepare an itemized list of all damage and take digital photographs of the damage.
- 3) Provide that list to the Board President for discussion and then presentation to insurance company for claim initiation.
- 4) Arrange for the removal of the storm shutters at the clubhouse and re-installation of all screening material on the tennis court fence.
- 5) Contact the landscape company and determine when they will resume service and if that service will include debris removal.



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**TROPICAL WEATHER POLICY - Continued**

- 6) Contact Martin County EOC and determine who will perform debris removal and when this will occur.
- 7) Coordinate any insurance claim payouts and arrange for repairs to any community damage.

Security:

- 1) After storm conditions have passed, re-establish a security presence at the gatehouse and make the gates functional.
- 2) Allow contractors in to conduct repairs in the evenings and on weekends until notified otherwise by the Board or property manager.

Community Members:

- 1) As you are able, clean your yard/home and repair damages.
- 2) Stack debris at curbside for removal. Debris MUST be in separate piles by type (e.g., aluminum pile; landscape debris pile; general trash pile) or it may not be picked up.
- 3) Use due caution when operating generators. Permanent installation of generators will require Architectural Review Committee (ARC) approval and will need to be fully screened from view by an approved fence type or vegetation. To arrange for expeditious handling of request, please contact the property manager.
- 4) After the storm, contact a Board member if you wish to participate on a community clean-up crew.
- 5) Contact Tequesta Water Dept. at 561-575-6230 after the storm to check if water is safe to consume.
- 6) Any new exterior structural changes made to homes during damage repairs will need to be approved by the ARC (e.g., new roof or siding)
- 7) Please remember to be patient. Service as usual should not be expected. Contractors become scarce due to the greatly increased demand for their services. After a disaster, County, State, and Federal (FEMA) resources respond in order of need. Helping people with no home, food, or job and restoring power, water, and sewer take precedent over aesthetic issues such as clearing landscape debris piles. Restoration of pristine conditions will take time.

**GENERAL INFORMATION**

- 1) Under Martin County Storm Zoning, River Ridge is in a mandatory evacuation zone for Hurricanes of Category 3 strength or greater.
- 2) The general home elevation in the south end of River Ridge is between 8 and 11 feet above sea level. The general home elevation in the north end of River Ridge is between 11 and 15 feet above sea level. See your survey for your exact home elevation information.
- 3) Under certain circumstances the Board may elect to use the Clubhouse as a temporary storm shelter. The clubhouse is a CBS structure with storm shutters sitting about 14 feet above sea level.
- 4) River Ridge has multiple power grids and that is why various homes lose and gain power at different times.



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**TROPICAL WEATHER POLICY - Continued**

- 5) The weir system in River Ridge has proven very effective at quickly draining large volumes of rain and storm run-off into the River.
- 6) Some storm experts report that for every mile a storm surge must travel up the Loxahatchee River, the surge height can be reduced by as much as two feet. River Ridge is approximately 3 miles from the mouth of the inlet thus the forecasted storm surge could be reduced by as much as 6 feet.

**AMMENDING PROCEDURES:**

The foregoing rules were ratified by vote of the Board. The Association reserves the right to amend these procedures from time to time as deemed necessary. This Tropical Weather Policy is made in accordance with the Boards' various authorities, including but not limited to those found in the Amended and Restated By-Laws of River Ridge.