

RiverPlace at Summer Beach Property Owners Association, Inc.

Policies and Procedures

Name of Policy: Hurricane and Emergency Procedures

Policy Number: RP4

Date: 11 11 2012

Reference to CCR's: VII E

A. General

Hurricane and other emergency preparedness is important for common property and individual property. The information below is intended to be helpful in preparing for and responding to storms. It should not be considered as everything an Owner needs to know about the subject. Owners should prepare and follow their own plans to deal with these issues.

B. Individual Property

Emergency information and contacts for individual owners is as follows:

The RiverPlace security vendor is not under contract to provide hurricane or other emergency services, but will be responsible for control of the RiverPlace gates (see below) and for security unless there is an evacuation order.

RiverPlace is in Nassau County emergency jurisdiction, not Fernandina Beach. Fernandina Beach Police Department (phone 904-277-7342) cooperates with Nassau County in emergencies. Re: evacuation they advise that A1A North and South are the logical routes and that leaving when voluntary evacuation is called for can avoid the traffic jams associated with waiting until evacuation is mandatory.

Nassau County Emergency Management Services:

<http://www.nassaucountyfl.com/index.aspx?NID=370>

Contact: Jim Warren
Emergency Management Coordinator
E mail jwarren@nassaucountyfl.com
Ph 904-548-4980, or 800-958-3494
Fax 904-548-9335

Nassau County Code Red Emergency Notification (automatic notifications) Sign-up:

<https://cne.coderedweb.com/Default.aspx?groupid=rlM0FBk0nDMAWyxgsf8h1A%3d%3d>

Nassau County Florida Hurricane Evacuation Zones:

<http://www.nassaucountyfl.com/index.aspx?NID=72>

Nassau County Florida Public Emergency Shelters:

<http://www.nassaucountyfl.com/BusinessDirectoryII.aspx?lngBusinessCategoryID=23>

Nassau County Florida hurricane preparedness document:

<http://fl-nassaucounty.civicplus.com/DocumentView.aspx?DID=139>

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Nassau County Sheriff – 904-225-5174

<http://www.nassaucountysheriff.com/>

Storm Tracking (National Hurricane Center):

<http://www.nhc.noaa.gov/>

NOAA Hurricane Preparedness Site:

<http://www.nhc.noaa.gov/outreach/prepare.shtml>

Recovery assistance:

- a. RiverPlace Landscape Contractor – (see Contractor Contact list for Contact info or call Property Manager
- b. Property Manager Handymen - (see Contractor Contact list for Contact info or call Property Manager)

C. Common Property

The Property Manager is responsible for certain actions and precautions in emergencies:

1. **Access Gates** will be under the control of the Security Contractor (see Contractor Contact list for Contact info or call Property Manager) as directed by the Property Manager. In the event of emergency or power outage, the Security Contractor (see Contractor Contact list for Contact info or call Property Manager) will ensure that the North Gates are locked in the open position to provide access to emergency vehicles and permit entry and exit of residents. The South Gates will be left closed for security purposes. Residents are advised to be mindful of two way traffic in these situations.

Gate vendor: (see Contractor Contact list for Contact info or call Property Manager).

2. Water Supply

- a. Water company emergency phone number: 904-491-7373
- b. Water to units – will not be turned off due to possible damage to units.
- c. Water to docks – the Property Manager to shut off.

3. Electricity to units

- a. Electric company emergency phone number: 904-261-3663
- b. Electricity to units – will not be turned off due to possible damage to units.
- c. Electricity to docks – the Property Manager to shut off.

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4. Roving Patrols

- a. Emergency contact number: 904-753-0015
- b. They evacuate with general population
- c. To resume patrols as soon as all clear is given

5. Dock

- a. The Property Manager to advise boat owners to move boats to safe haven
- b. The Property Manager to remove or secure dock equipment