

**Edgewood at Everlands Homeowners Association, Inc. Resolution Requiring a
Membership Vote for Capital Improvements Exceeding \$10,000**

WHEREAS, the Board of Directors is responsible for the management and administration of the Association pursuant to the Declaration for Edgewood at Everlands and Chapter 720, Florida Statutes; and

WHEREAS, Section 11.1 of the Declaration requires the Association to “maintain, repair, replace and insure the Common Areas, including, without limitation, all improvements placed thereon. By way of example, and not of limitation, the Association shall maintain, among other areas, the Common Area landscaping, the signage, and entry features, if any. . .”; and

WHEREAS, the Board of Directors shall not be required to obtain any vote of the Membership in connection with expenditures made in connection with improvements that are required to be maintained pursuant to the Association’s Declaration and/or Florida Statutes; and

NOW, THEREFORE, it is hereby resolved by the Board of Directors of the Edgewood at Everlands Homeowners Association, Inc. at a duly called meeting of the Board of Directors held on the 7th day of AUGUST, 2026 as follows:

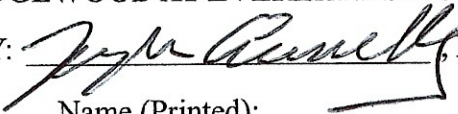
CAPITAL IMPROVEMENTS

1. For the purpose of this Resolution, the term “Capital Improvement” shall be defined as the material addition, alteration, or improvement to the Common Areas that does not constitute standard maintenance, repair, or replacement of the existing improvement in the sole and absolute discretion of the Board of Directors.
2. Any and all Capital Improvements as defined herein with an anticipated cost in excess of \$10,000.00 shall be made contingent upon the majority vote of the Membership present at a duly noticed meeting of the Members constituting a quorum (i.e., a simple majority vote of those members present if the quorum requirement is met).
3. A meeting of the Members in which a membership vote concerning a Capital Improvement shall be noticed at least fourteen (14) days in advance, and the Members shall be permitted to vote in person or by proxy.
4. The Board of Directors shall retain sole and absolute discretion to implement Capital Improvements as defined herein, less than or equal to \$10,000.00, without a vote of the Members.
5. In the case of emergency, projects classified as emergency repairs necessary to protect residents’ safety or prevent immediate property damage (e.g., urgent irrigation system repairs) are exempt from the requirements of this policy.

6. In the event of any potential conflict between this Resolution and the Declaration, Articles of Incorporation, Bylaws, and applicable state law, the governing documents and state law shall control.

THIS RESOLUTION was adopted by a vote of the Board of Directors of the Edgewood at Everlands Homeowners Association, Inc., at a duly noticed and called meeting of the Board of Directors in accordance with Chapter 720, Florida Statutes, on the 7th day of AUGUST, 2026.

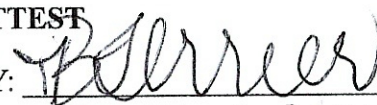
EDGEWOOD AT EVERLANDS HOMEOWNERS ASSOCIATION, INC.

BY: , President

Name (Printed):

JOSEPH AUXILLY

ATTEST

BY: , Secretary

Name (Printed):

Bianca Ferrer