



# The Meadows

At World Golf Village

Saint Augustine, FL 32092

September 16, 2025

Page 1 of 1

## HOA Policy Resolutions - Background Information

### What Are Resolutions and Why Do They Matter?

Resolutions are formal Board decisions that follow a specific format and create official documentation. Unlike simple rules or procedures that can be changed on a whim, resolutions provide legal authority and protection for the association, management company, and homeowners.

### Types of Resolutions - Each Serves a Purpose

**Policy Resolutions** directly affect homeowners' daily lives - things like architectural standards, property use restrictions, and enforcement procedures. These have the most impact on residents and require the most careful consideration.

**General, Administrative, and Special Resolutions** handle operational matters like budgets, management authority, and emergency situations. While less visible to homeowners, these provide the legal foundation for how the association operates.

### Why Resolutions Instead of Just Rules?

The key difference is **legal protection and enforceability**. A simple rule adopted in a meeting can be challenged as arbitrary. A properly crafted resolution demonstrates the Board's authority, shows careful consideration, and creates a defensible legal record.

For the **Association**: Resolutions protect against lawsuits by documenting proper authority and process. They show the Board is fulfilling its fiduciary duties responsibly.

For **Management Companies**: Resolutions provide clear authorization to enforce rules and take action. Without them, management lacks the legal backing to effectively operate.

For **Homeowners**: Resolutions ensure fair treatment through consistent, documented procedures. They prevent arbitrary enforcement and protect property values by maintaining community standards.

### The Bottom Line

Resolutions transform informal decisions into legally defensible policies. They create the structure that allows HOAs to function effectively while protecting everyone involved. When Policy Resolutions are adopted, they typically result in updates to the Association's Rules and Regulations, either immediately or through follow-up actions.

Simple rules can be ignored or challenged. Proper resolutions have legal weight and community buy-in.

*This document provides background information only and does not constitute legal advice.  
Always consult your governing documents and legal counsel when considering resolutions.*