

# Coastal Oaks at Atlantic Beach Owners Association, INC.

## Resolution To Define Front of the House

Resolution No.: \_\_\_1-2023

**WHEREAS**, Coastal Oaks at Atlantic Beach Owners Association, Inc. (Association) is organized pursuant to Chapters 617 and 720 of the Florida Statutes to operate a residential subdivision: and,

**WHEREAS**, Sections 1 (d) and 7 (7)c of the Coastal Oaks at Atlantic Beach Homeowners Association Covenants grants the Board of Directors ("Board") the authority necessary for the administration of the affairs of Coastal Oaks at Atlantic Beach Homeowners Association and states that the Board may take all actions, except those that the law or the governing documents prohibit the Board from doing;

**WHEREAS**, Clarification of Article 1(a) of the Architectural Guidelines: **The front of the house is where the garage is located and if the front door entrance is setback from the front of the garage the fence cannot be installed on the side of the house past the setback front door. If the front door is even with the garage, then the fence must start at least 8 ft. back from each corner of the home.**

**WHEREAS**, the Association's ByLaws do not prohibit directors from creating a Resolution; and,

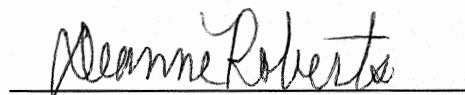
**WHEREAS**, This clarifies Doc# 2020091147, OR BK 19191 Page 91, Number Pages: 3, Recorded 04/29/2020 12:54 PM, Architectural Guidelines Article 1(a) FENCING All fences must start at least 8 ft. back from the front comers of the home.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby approves the clarification of the Article 1(a) The front of the house is where the garage is located and if the front door entrance is setback from the front of the garage the fence cannot be installed on the side of the house past the setback front door. If the front door is even with the garage, then the fence must start at least 8 ft. back from each corner of the home.

Resolved by the Board of Directors at the official Board Meeting June 6, 2023.



Elliott Moore, President, As Association Director



Deanne Roberts, Secretary, As Association Director