

***Resolution of the
Highland Meadows Estates Association, Inc.
Resolution # 2020-1***

WHEREAS, the Highland Meadows Estates Association, Inc. (“Association”), by and through its Board of Directors, is considering presenting to its members the following *Declaration of Covenants, Conditions and Restrictions* (“Declaration”) amendments (summarized below; full text of the amendments are attached as Exhibit “A”):

1. An amendment to allow the Declaration to automatically evolve along with changes of Florida law without having to go through the formal amendment process.
2. An amendment to allow the board of directors to pass special assessments in accordance with Florida law.
3. An amendment to remove and replace interest on past due assessments with a late fee at an amount determined by the Board of Directors in accordance with Florida law.
4. An amendment to codify the Association’s collection of reserve fund to ensure reserve funds can only be used in accordance with Florida law.
5. An amendment requiring prior approval to material changes in landscaping.
6. An amendment allowing the Association to remove improvements that were not approved by the Association and to charge the owner for the cost of removal.
7. An amendment, subject to the limits of Florida law, allowing the Association to seek the maximum amount of past due assessments from a bank that obtains ownership after its foreclosure or a purchase of a Lot at a foreclosure auction.
8. An amendment codifying the Association’s status as a 55+ community as required by federal and state law.
9. An amendment allowing the board to draft rules and regulations regarding occupancy.
10. An amendment allowing for advance costs for indemnification purposes.
11. An amendment changing the threshold for future amendments from 2/3 to 55% of the membership.
12. An amendment modifying the existing restrictions regarding renewing the governing documents to conform these restrictions to Florida law.
13. An amendment removing the existing restrictions related to fining and replacing them with restrictions related to fining that comply with Florida law.

14. An amendment prohibiting subleasing and establishing a guest policy to ensure the proper application of the Association's leasing/rental restrictions.

BE IT RESOLVED, the Board of Directors has approved presenting the attached amendments to the membership for a vote.

SO RESOLVED AS SET FORTH HEREIN.

CERTIFICATE

The undersigned hereby certify: (1) they are the President and Secretary of the Association, (2) the foregoing is a true and correct copy of a resolution duly adopted at a properly noticed and held meeting of its Board of Directors on March 19,2020, (3) the passage of this resolution was in all respects legal, and (4) this resolution is in full force and effect.

Highland Meadows Estates Association, Inc.

By: _____
Jean St-Cyr, President

Mary Ann Munro, Secretary

END