

LAKE FRANCES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
A Florida Not for Profit Corporation

BOARD RESOLUTION
(Enforcement of Section 25 - Fence Covenant)

WHEREAS, Lake Frances Estates Property Owners Association, Inc. ("Association") is the Florida not for profit corporation charged with the rights and duties associated with administering certain operations of the Lake Frances Estates community pursuant to the Association's governing documents;

WHEREAS, Section 25 of the Amended and Restated Declaration provides as follows:

All permanent fences shall be in the back yard, not in the front or side yard of any lot. Approval shall be obtained from the ARC and a permit shall be obtained from the City of Tavares. Decorative fences under four (4) feet are allowed with approval from the ARC.

WHEREAS, the above provision does not allow for the installation of fencing on the side yard of any lot. However, in the past, Owner requests to install their fence along the side yard of their lot have generally been allowed;

WHEREAS, the Board would like to specifically begin enforcing Section 25 with regard to prohibiting fences from being installed on the front and side yard of a lot;

THEREFORE, in consideration of the above and after significant due diligence to consider the matter, it is hereby resolved as follows:

1. As of the date of this Board Resolution, the Board and the ARC will begin to specifically enforce Section 25 when reviewing owners' applications to install a fence on their lot.
2. Backyard fencing may not extend onto the side yard of the lot.
3. Any owner who currently has a fence that extends onto their side yard will be "grandfathered in" and excepted from specific enforcement of Section 25 for as long as that owner owns that lot.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a duly noticed meeting of the Board of Directors of the Association, where a quorum was present, which meeting was called for such specific purpose and held in accordance with the current Bylaws and Articles of Incorporation of the Association and in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, this Resolution has been executed this 19th day of March, 2025.

LAKE FRANCES ESTATES PROPERTY
OWNERS ASSOCIATION, INC.,

By: _____

Its: _____

3-19-25 Approved POA Board of Directors Meeting