

RESOLUTION

WHEREAS, The Gulf Harbor Marina Condominium Association, Inc., ("Association") Board of Directors ("Board") has adopted rules and regulations and this resolution in regard to the use of commercial units within the Association. Pursuant to the Association's Declaration, specifically Section 11.5 Commercial Uses states:

The Commercial Units shall be occupied only by businesses that are allowed by the government agencies with jurisdiction over the Condominium. Upon formation of the Condominium, the Owners of the Commercial Units shall form a committee amongst themselves, which shall be responsible for establishing use restrictions and types of businesses permissible within the Commercial Units, provided, the use restrictions do not interfere with the use of the Dry Slip Units.

WHEREAS, The Association which owns almost all of the commercial units decided that any commercial unit owner or new owner before making use of their unit for commercial use must submit an application which must include the type of commercial use that they wish to have in their unit and provide a site plan of the future commercial use within this unit. The Board has the absolute authority to determine what commercial uses are allowed on any and all commercial units and can deny any applications. Any commercial unit owner or tenant cannot be in violation of the Condominium Declaration, Bylaws and Rules and Regulations. If an owner commences a use without approval from the Board, this is a violation of the Association's documents. The Association will address this violation in accordance with its governing documents. In addition, any violation that results in the Association incurring any attorney fees, these fees and costs will be assessed against the owner. The Association has the authority to treat those attorney fees as assessments and place them on the owner's ledger and if not paid, the Association has the authority to lien and foreclose for these unpaid fees and costs.

WHEREAS, the Board approves of the attached Consent Form to be sent to owners.

NOW THEREFORE, this Resolution was considered and approved on 2/12/26, 2026, at a duly noticed Board meeting and approved by a majority of the Directors present.

IN WITNESS WHEREOF, the undersigned officer of the Association has executed this document this 13th day of February, 2026.

GULF HARBOR MARINA CONDOMINIUM
ASSOCIATION, INC.

By: Nancy R. Adams
Printed Name: NANCY R. ADAMS
As Its: President