

MATANZAS SHORES OWNER'S ASSOCIATION, INC.

**RESOLUTION TO AMEND THE RULES AND REGULATIONS OF
MATANZAS SHORES OWNER'S ASSOCIATION, INC.**

THIS RESOLUTION is made this 27 day of FEB, 2026, by the Board of Directors of Matanzas Shores Owner's Association, Inc., a Florida corporation not-for-profit ("Association"), by majority vote of the Board of Directors at a duly noticed meeting at which a quorum was attained. Capitalized terms used but not defined herein shall bear the meanings set forth in the Association's Governing Documents.

RECITALS

A. To mitigate potential risks of liability and the potential for disruption of the operation of the wastewater treatment plant and facilities serving the Association, the Board believes it is in the interests of the Association to adopt a rule regulating access to the wastewater treatment plant and facilities serving Matanzas Shores and others.

B. The Board of Directors is authorized to adopt rules and regulations concerning the Property, Common Areas, and Improvements per Sections 2.6 and 9.1(b) of the Amended and Restated Declaration and Article III(C), Section 17(f) of the Amended and Restated Bylaws.

NOW, IT IS RESOLVED that the Board of Directors hereby adopts this resolution to amend the rules and regulations to include the provisions set forth below, which shall take effect upon the adoption of this Resolution.

Wastewater Treatment Facilities

1. No person, including without limitation Members and Invitees, shall enter any building or facility associated with the wastewater treatment plant and facilities serving Matanzas Shores without the express prior approval of the Association's Board of Directors. Such prohibition on entry shall include the interior portions of all buildings, facilities, and other Improvements associated with the wastewater treatment plant and facilities, and any part of the wastewater treatment plant or facilities that is surrounded or enclosed by fencing, including the buildings, facilities, and Improvements located on the property bearing the address 66 San Juan Dr., Palm Coast, Florida, 32137 and Flagler County Property Appraiser's Parcel Identification Number 37-10-31-3725-00000-00C0. However, such prohibition on entry shall not apply to Directors or Officers of the Association or to a person or entity under contract with the Association, and their employees and agents, to operate, inspect, maintain, or perform services with respect to, the wastewater treatment plant and facilities. Entry into any such buildings, facilities, or other Improvements without the express prior approval of the Board of Directors shall constitute a violation of these rules and regulations and a trespass.

IN WITNESS WHEREOF, the duly authorized Officers of the undersigned Association have executed and attest to the adoption of this Resolution on this 27 day of FEB, 2026.

Matanzas Shores Owner's Association, Inc.

By: 

By: 

Printed: DON ALBERTSON

Printed: ALBERT F. CARVILLE 2/27/26

Its: President

Its: Secretary