

THIS DOCUMENT PREPARED BY
AND RETURN TO:
ANNE M. MALLEY, ESQUIRE
36739 State Road 52, Suite 213
Dade City, Florida 33525.

Corporate Resolution of
Cottages at Meadowbrooke Homeowners Association, Inc.

This Corporate Resolution of the Cottages at Meadowbrooke Homeowners Association, Inc. (“Cottages”) is made in accordance with its rulemaking authority conferred upon the Cottages in the governing documents.

WHEREAS, on June 27, 2018 the Board of Directors voted to clarify existing obligations set forth in Sections 6 of Article III of the Declaration of Covenants, Conditions and Restrictions for Cottages at Meadowbrooke; and

WHEREAS, Section 6. Lawn and Landscaping Maintenance states as follows:

All lawn and landscaping maintenance in the Common Area and on all Lots in the Properties shall be the responsibility of the Association. Lawn maintenance shall include cutting, sprinkling, pest control, replanting and related maintenance. Such maintenance shall include the maintenance of landscaped areas and shrubbery located on Lots. The Association shall have an easement over each Lot in the Properties to accomplish the lawn and landscaping maintenance referred to herein. The expense of such lawn and landscaping maintenance shall be a Common Expense.

WHEREAS, Section 20, of Article IX, of the Declaration provides for remedies in the event an Owner fails to maintain his or her Lot, including the authority to specially assess the unit owner for the costs and expenses of the maintenance, repair, upkeep, replacement or other performance regarding the Lot.

WHEREAS, the Association determined that without a clarification as to the obligations of maintenance of lawn and landscaping of the Association and Lot Owners, the above referenced sections conflict.

WHEREAS, the Association determined the conflict can be resolved by limiting the Association’s obligation of maintenance for lawn and landscaping on Lots to be only routine maintenance and not to be maintenance caused by failure of a Lot Owner to comply with the obligations and use restrictions contained in the governing documents to the responsibility of the Lot owner.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cottages at Meadowbrooke Homeowners Association, Inc.:

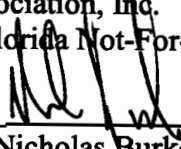
1. The first sentence of Section 6. Lawn and Landscaping Maintenance is hereby clarified so to read as follows:

All lawn and landscaping maintenance in the Common Area and all routine lawn and landscaping maintenance on all Lots in the Properties shall be the responsibility of the Association. Lawn maintenance shall include cutting, sprinkling, pest control, replanting and related maintenance. Such maintenance shall include the maintenance of landscaped areas and shrubbery located on Lots as installed by Declarant or the Association. The Association shall have an easement over each Lot in the Properties to accomplish the lawn and landscaping maintenance referred to herein. The expense of such lawn and landscaping maintenance shall be a Common Expense.

2. The remaining portions of Section 6 remain unaffected by this resolution.

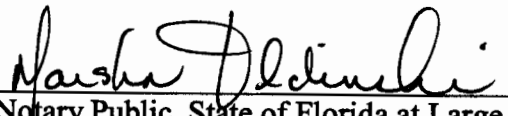
THIS RESOLUTION was adopted by the Board of Directors on the 27th day of June, 2018.

Cottages at Meadowbrooke Homeowners
Association, Inc.
A Florida Not-For-Profit Corporation

By: 
Nicholas Burkel, President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH


I HEREBY CERTIFY, that on this 9th day of July, 2018, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Nicholas Burkel, personally known to me or who has produced _____ as identification, who acknowledged under oath that he is the President of Cottages at Meadowbrooke Homeowners Association, Inc., a Florida Not-For-Profit corporation, the corporation named in the foregoing instrument, and that his acknowledgment of the adoption of the foregoing Resolution to be his free act and deed as such officer of said corporation.


Notary Public, State of Florida at Large



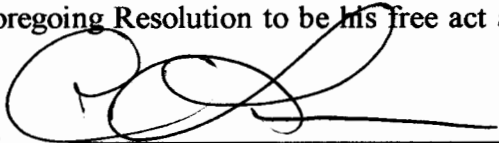
MARSHA OLDINSKI
MY COMMISSION # FF 239398
EXPIRES: August 17, 2019
Bonded Thru Budget Notary Services

ATTEST:


Elizabeth Ghahary, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY, that on this 3rd day of July, 2018, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Elizabeth Ghahary ~~personally known to me~~ or who has produced as identification, who acknowledged under oath that he is the President of Cottages at Meadowbrooke Homeowners Association, Inc., a Florida Not-For-Profit corporation, the corporation named in the foregoing instrument, and that his acknowledgment of the adoption of the foregoing Resolution to be his free act and deed as such officer of said corporation.


Notary Public, State of Florida at Large

