

THIS DOCUMENT PREPARED BY
AND RETURN TO:

ANNE M. MALLEY, PA
36739 State Road 52, Suite 105
Dade City, FL 33525

CORPORATE POLICY RESOLUTION OF
THE ESTUARY HOMEOWNERS ASSOCIATION, INC

This Corporate Resolution of The Estuary Homeowners Association, Inc., (“Association”), is made in accordance with the Governing Documents.

WHEREAS, on January 20, 2022 the Board of Directors voted to create a policy as to when and how to amend or replace existing “Community Standards”; and

WHEREAS, Section 19, Paragraph 19.1 Architectural Control Committee (ACC) empowers the Board of Directors to appoint, remove and replace members of the ACC and its numbers; and

WHEREAS, Section 19, Paragraph 19.5 Community Standards authorizes the Declarant (now the Board of Directors) or the ACC to promulgate community standards for the community that have the effect of covenants as set forth in the Community Declaration for the Estuary; and

WHEREAS, The Board of Directors of the Association is charged with the responsibility of enforcing the governing documents, including the Community Standards and wishes to ensure the membership has an opportunity to vote on any future changes to the existing Community Standards.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Estuary Homeowners Association Inc., that the following policy is adopted for any changes to be made to the existing Community Standards:

1. Any proposed changes to the Community Standards may only take place at the annual meeting of the membership; and
2. Any proposed changes to the Community Standards must be approved by the affirmative vote of two-thirds (2/3) of the members appearing in person or by proxy at the annual membership meeting, after proper notice to the membership at least 14 days in advance of the meeting.

THIS RESOLUTION was adopted by the Board of Directors on the 21st day of April 2022.

THE ESTUARY HOMEOWNERS
ASSOCIATION, INC.
A Florida Not-For-Profit Corporation

By: *Alan Brown*
Alan Brown, Vice President

ATTEST:

Tiffany Lee
Tiffany Lee, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 21st day of April 2022, by Alan Brown, Vice President of The Estuary Homeowners Association, Inc. and by Tiffany Lee as Secretary of The Estuary Homeowners Association, Inc., who are personally known to me or produced _____ as identification.

Keywanna Miller
Notary Public, State of Florida at Large

