

Bridgewater at Lake Pickett Homeowners
Association, Inc.

Amended Corporate Resolution

Be It Resolved, by the Board of Directors of Bridgewater at Lake Pickett Homeowners Association, Inc., a Florida Corporation, this 18th day of October, 2021, by majority vote of a quorum here present, that:

The Corporation is a homeowners association as defined by Chapter 720 of Florida Statutes.

All persons owning one or more real estate lots within the Bridgewater Subdivision are members of the Association and subject to the Covenants, Conditions, and Restrictions as recorded in O.R. Book 5423, Page 1819 of the public records of Orange County, Florida.

Pursuant to Article X, Section 1 of the above referenced Covenants, Conditions, and Restrictions, the Board of Directors is empowered to adopt certain rules and regulations regarding the enforcement of the Covenants, Conditions, and Restrictions.

The Board of Directors finds it is in the best interests of the corporation, and its members, to amend the policy and procedures surrounding the imposition of fines as authorized by Article X, Section 2 of the Covenants, Conditions, and Restrictions.

While these procedures govern the imposition of a fine to curtail non-compliance with the Covenants, Conditions, and Restrictions, the Board reserves the right to pursue other non-fine related remedies in addition to following the included procedure for levying a fine.

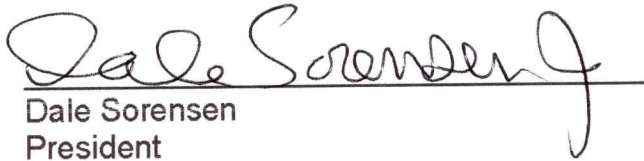
To wit, and effective immediately, the following policy and procedures shall henceforth, until amended or rescinded by the Board, be binding upon the membership and govern the imposition of any fine authorized by the governing documents for non-compliance.

Fines Regarding the Exterior Maintenance of Lots

For all instances where a proposed fine involves failure by the homeowner to maintain the exterior appearance of any dwelling, or failure to maintain landscape within community standards, the following procedure shall be applicable:

- 1) The homeowner shall receive by written letter, at his/her place of residence as reflected on the records of the Association, notice of the non-compliance and shall have approximately 4 weeks to correct the non-compliance.
- 2) If, after the first notice, the non-compliance has not been remedied, the homeowner shall be sent written notice that he/she is to appear before the fining committee to discuss the imposition of a fine for non-compliance. The notice of hearing shall be sent to the homeowner at his/her place of residence and the physical address of the offending lot. Notice shall be sent at least 14 days prior to the hearing and inform the homeowner that failure to attend could result in the homeowner being fined \$100 per day to a maximum of \$1,000, as permitted by the Covenants, Conditions, and Restrictions.
- 3) If the fining committee votes to approve the fine, final notice of the imposition of the fine shall be sent to the homeowner explaining that, due to his/her non-compliance, the Board has imposed a fine and/or elected to cure the non-compliance and assessed the cost of curing the non-compliance to the owner's account. Notice shall be sent within 21 days of the fining committee's decision unless, by majority vote, the Board elects to delay or waive the imposition of a fine for extenuating circumstances. What constitutes extenuating circumstances is discretionary and subject to a simple majority vote by the Board.
- 4) Repeat violations of a similar nature that occur within 30 days of one another constitute a continuing violation within the definition of Article X for the purpose of notice and fining.
- 5) Violations of a similar nature for which a homeowner has already been fined, occurring more than 30 days since the imposition of any such fine, constitutes a new violation for the purpose of notice and fining.
- 6) The Board reserves the right to waive any such violation for extenuating circumstances. What constitutes an acceptable extenuating circumstance remains within the sole discretion of the Board.

ADOPTED by majority vote of a quorum of the Board of Directors
here assembled at a duly noticed meeting.

A handwritten signature in cursive script that reads "Dale Sorensen". The signature is written in black ink and is positioned above a horizontal line.

Dale Sorensen

President

Bridgewater at Lake Pickett Homeowners Association, Inc.