

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 September, 2023, 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 VII, Section 26 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To wit, and effective immediately, the following policy and procedures shall henceforth, until amended or rescinded by the Board, be binding upon the membership and govern the imposition of a fine authorized by the governing documents for non-compliance.

## Fines Regarding Failure to Put Away Garbage Cans

The Board recognizes that failure by homeowners, or their tenants, guests and invitees, to put away their garbage cans after trash pickup is a violation of Article VII, Section 9 of the Covenants, Conditions, and Restrictions that materially affects the use and enjoyment of the common elements. Therefore, the following procedure is adopted to govern the imposition of a fine for failure to put away garbage cans.

1) If the Board finds, by simple majority, that a homeowner, or his/her tenants, guests and invitees, has failed to put away his/her garbage cans, the Board may direct that notice be delivered to the homeowner at his/her place of residence, as reflected in the records of the Association, informing him/her that the homeowner is required to appear before the fining committee to explain why a fine should not be imposed effective immediately. Said notice should be sent 14 days prior to the hearing and contain a brief recitation of the facts which led the Board to believe the homeowner failed to put away his garbage cans.

2) Fines shall be assessed at \$25 per occurrence.

3) 3) If the homeowner fails to appear, or the committee votes to approve the fine, the homeowner's account may be assessed immediately, without further notice.

4) The Board may elect to delay or waive the imposition of a fine for extenuating circumstances. What constitutes an extenuating circumstance is discretionary and subject to a simple majority vote of the Board.

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



Dale Sorensen

President

Bridgewater at Lake Pickett Homeowners Association, Inc.