

# GRAND HAVEN MASTER ASSOCIATION, INC.

## RESOLUTION ADOPTING A POLICY REGARDING CLARIFICATION OF THE DEFINITION OF THE TOTAL SQUARE FOOTAGE OF A RESIDENCE

WHEREAS, the Grand Haven Master Association, Inc. ("Association") is a Florida a not for profit corporation responsible for the operation and management of the community known as Grand Haven in Flagler County, Florida;

WHEREAS, the decisions of the Association are vested in its Board of Directors ("Board"), who shall have all the powers given to directors of not for profit corporations, pursuant to Chapter 617, Florida Statutes;

WHEREAS: the Board has decided that it is in the best interest of the Association and its members to clarify a portion of the language of section 2. j Garages, as stated in the 2021 revision of the ADC Standards.

NOW THEREFORE, the Board of Directors of the Association adopts the following Resolution:

In order to provide clarification regarding the meaning of the statement that "Garages cannot exceed fifty (50) percent of the total square footage of the house", the following definition has been adopted.

"Garages cannot exceed fifty (50) percent of the total principal living area square footage of the dwelling. Areas not included in the principal living areas are lanais, porches and garages. When calculating the fifty (50) percent limit, all garage space is included, including both attached and detached garages. Example: principle living area is 2400 sq. ft. so entire garage area (attached and detached) cannot exceed 1200 sq. ft. A detached garage that has multiple uses will be considered one unit for the purpose of calculating the fifty (50) percent limit on garage size".

SO RESOLVED by a majority of the Board of Directors of the Association at a duly called and noticed Board meeting this 18th day of March 2022.

Signed, sealed and delivered

In the presence of:

GRAND HAVEN MASTER ASSOCIATION, INC

  
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Troy Railsback, Secretary, Ex-officio

By:   
\_\_\_\_\_  
Robert Jay Carlton, President