

This instrument prepared by and)
should be returned to:)
)
Robyn Marie Severs, Esquire)
Becker & Poliakoff, P.A.)
111 N. Orange Ave. # 1400)
Orlando, Florida 32801)
(407) 875-0955)
)
Cross Reference O.R. Book 729, Page 259;)
O.R. Book 1180, Page 1677; O.R. Book 1481,)
Page 133, of the Public Records of Flagler)
County, Florida)

**BOARD RESOLUTION
GRAND HAVEN MASTER ASSOCIATION, INC.**

WHEREAS, the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association has been duly recorded in the Public Records of Flagler County, Florida, in Official Records Book 729, Page 259; and has been amended by the First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association recorded in Official Records Book 1180, Page 1677, Public Records of Flagler County, Florida; and by the Certificate of Amendment to the Declaration of Covenants, Conditions Restrictions for Grand Haven Master Association and Articles of Incorporation and Bylaws of Grand Haven Master Association, Inc., recorded in Official Records Book 1481, Page 133, Public Records of Flagler County, Florida (collectively known as "Declaration");

WHEREAS, the Board of Directors ("Board") of the Grand Haven Master Association, Inc. ("Association") is responsible for the day-to-day administration of the affairs of the Association; and

WHEREAS, the Board's duties include the enforcement of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Grand Haven Master Association, By-Laws, Articles of Incorporation, Policies, Procedures, Rules, & Regulations, and Architectural Design Standards, all as amended or supplemented from time to time (collectively known as "Governing Documents"); and

WHEREAS, Article VIII, Section 8.5 of the Declaration requires the Architectural Design Committee to approve any improvements to any Residential Unit in Grand Haven;

WHEREAS, the Board and/or Architectural Design Committee has adopted Architectural Design Standards pursuant to Article I, Section 1.1.3 of the Declaration;

WHEREAS, Paragraph 2.G.3 of Architectural Design Standards May 2018 provides as follows:

3) Main Entrance. The main entrance shall have a sense of prominence that is reflected in the design. It shall include either a pair of doors with or without sidelights or a single door with sidelights. The main entrance shall contain more detail than other openings but be consistent in styling. No sliding glass doors are permitted on the front elevation of the home.

WHEREAS, the Declarant, pursuant to the Partial Assignment of Declarant Rights to Grand Haven Master Association, Inc., recorded in Official Records Book 1942, Page 1427, Public Records of Flagler County, Florida, has partially assigned its Declarant's rights to allow the Association to approve any modifications of any landscaping, improvements or other structures to improved Residential Units;

WHEREAS, the Board believes that enforcement of the Article VIII, Section 8.5 of the Declaration and Paragraph 2.G.3 stated above is necessary for the maintenance of property values in the community and to comply with the relevant provisions of Chapter 720, Florida Statutes; and

WHEREAS, after investigation by the Board, it appears that the above restrictions may not have been uniformly enforced; and

WHEREAS, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the Governing Documents in accordance with the requirements of the Florida Statutes; and

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all residents of the policies contained in the Governing Documents as they relate to the main entrance doors; and

WHEREAS, the Board has adopted the following Resolution at a duly noticed meeting and wishes to provide each Unit Owner with notice of the Association's intentions.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and each are incorporated herein in their entirety by reference.
2. Paragraph 2. G. 3 of the Architectural Design Standards May 2018 provides:

3) Main Entrance. The main entrance shall have a sense of prominence that is reflected in the design. It shall include either a pair of doors with or without sidelights or a single door with sidelights. The main entrance shall contain more detail than other openings but be consistent in styling. No sliding glass doors are permitted on the front elevation of the home.
3. Henceforth, the Board will strictly enforce the Governing Documents, including, but not limited to, the above provision of the Declaration and Architectural Design Standards.

This Resolution was adopted at a duly noticed meeting of the Board of Directors on the 19th day of March, 2021, and shall be considered effective as of that date. Owners who have replaced their main entrance doors, prior to the date of this Resolution, will be grandfathered and will not be required to alter their main entrance door(s) back to the original state. However, in the event the main entrance door(s) is remodeled or replaced again, compliance with Architectural Design Standards shall be required. After investigation, any other pre-existing violations may, or may not, be "grandfathered" within the discretion of the Board of Directors. This resolution shall not be construed as forgiving any financial obligations which remain unpaid. All such financial obligations which are in arrears are still due and owing.

WITNESSES:

GRAND HAVEN MASTER ASSOCIATION, INC.

Carmen Jones
Signature

Carmen Jones
Printed Name

Valene Steger
Signature

Valene Steger
Printed Name

BY: Robert Carlton
Robert Carlton, President

Date: 3/19/21

ATTEST: Troy Railsback
Troy Railsback, Secretary

Date: 3/19/2021

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of March, 2021, by Robert Carlton as President for Grand Haven Master Association, Inc.

NOTARY PUBLIC - STATE OF FLORIDA

Personally Known OR
Produced Identification _____
Type of Identification _____

Sign Fred Annon Jr.
Print FRED ANNON JR.
My Commission expires: _____

