

GRAND HAVEN MASTER ASSOCIATION, INC.

RESOLUTION REGARDING THE SIZE OF DRIVEWAY MODIFICATIONS IN THE ESTATES AT GRAND HAVEN, PHASE 1 and 2.

WHEREAS, the Grand Haven Master Association, Inc. ("Association") is a Florida 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 by a majority vote established that it is in the best interest of the Association and its members to establish a consistent Standard regarding the maximum size of driveways within the Village of Wild Oaks Estates

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

The sum of all Wild Oaks garage driveways, circular driveways, parking extensions and turnaround extensions cannot exceed forty (40) per cent of the front yard landscaping. Front yard landscaping is defined as the distance measured between the left and right property lines times the distance from the house front to the curb minus any front yard extensions that are attached to the main house. Walkways are a part of the front yard landscaping. Example – House is located on a lot 100ft. wide, and the house front is 80 ft. from the curb. There are two extensions off the house front. Extension 1 is 30x30 ft. and extension 2 is 20x20 ft. The calculation for the forty (40) percent front yard driveway is $(100 \times 80) - (30 \times 30) - (20 \times 20) \times 0.4 (40\%) = 2,680$ sq. ft. The total driveway space cannot exceed 2,680 sq. ft.

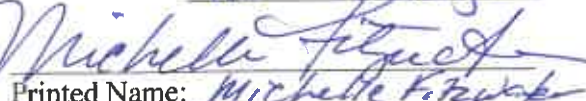
SO RESOLVED by a majority of the Board of Directors of the Association at a duly called and noticed Board meeting this 19th day of September 2025.


Signed, sealed and delivered

In the presence of:

GRAND HAVEN MASTER ASSOCIATION, INC.


Printed Name: Valency


Printed Name: Michelle Fitzpatrick

By: 
Printed Name: Robert J. Carlton
Title: President
Address: 96 FRONT STREET
PALM BEACH, FL 32137

ATTEST:

Valerie Steger
Printed Name: Valerie Steger

Michelle Fitzwater
Printed Name: Michelle Fitzwater

By: Troy Railsback

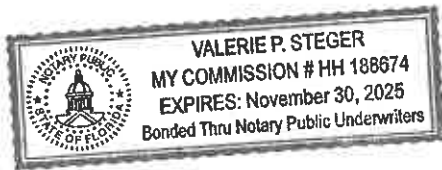
Printed Name: Troy Railsback

Title: Secretary

Address: 7 Camino Del Mar
Palm Coast, FL 32137

The foregoing instrument was acknowledged before me this 11 day of September, 2025, by Robert J. Carlton and Troy Railsback, as President and Secretary, respectively, of GRAND HAVEN MASTER ASSOCIATION, INC. a Florida not-for-profit corporation, on behalf of the corporation. They [X] are personally known to me or [] have produced _____ as identification.

(NOTARY SEAL)



Valerie Steger

NOTARY PUBLIC STATE OF FLORIDA
COUNTY OF FLAGLER

Print Name: Valerie Steger

Commission No.: HH 188674

Commission Expires: 11/30/2025