

GRAND HAVEN MASTER ASSOCIATION, INC

RESOLUTION REGARDING YEAR-ROUND EXTERIOR RESIDENTIAL LIGHTING AND WINTER HOLIDAY LIGHTING.

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 year- round exterior residential lighting and Winter holiday lighting.

Neither the Board of Directors nor the MADC seek to restrict individual creativity or preferences, but rather maintain the overall aesthetic relationships between homes, natural amenities, golf course and surrounding neighbors. As the community matures, these prime relationships will become increasingly important, requiring coordination through the design process. The following provisions provide specifics in support of this goal.

NOW THEREFORE, the Board of Directors of the Association adopts the following resolution,

Exterior Residential Lighting:

1. Front yard landscape lighting must be in a landscape bed or used to light a walkway.
2. All soffit lighting must be directed towards the residence and contain non-glare bulbs. Soffit lighting is defined as fixtures that are permanently installed within the soffit of a residence.
3. All exterior "string lighting" shall be considered holiday decorations and must be displayed in accordance with #1 below.
4. All exterior lighting, with the exception of designated security lights, should be extinguished by 11 P.M.

Winter Holiday Lighting:

1. Winter holiday decorations and lighting are allowed and encouraged. However, they may not be displayed or illuminated earlier than thirty (30) days before the holiday and must be extinguished within fourteen (14) days after the holiday they represent. Temporary holiday lighting, which is visible during daylight hours must be removed within fourteen (14) days after the holiday they represent.

2, Winter Holidays shall be defined as extending from Thanksgiving through New Years Day and shall include but not be limited to Thanksgiving, Christmas, Hannukah and New Years Day. Within this context, the terms "Holiday" and "Winter Holiday" are not synonymous with the established Federal Holidays.

3. All residential and Holiday lighting must be non-intrusive, not extend beyond the owner's property lines and be displayed in a manner that does not infringe upon the rights and privacy of surrounding property owners as well as other owners within the Village

SO RESOLVED by a majority of the Board of Directors of the Association at a duly called and noticed Board meeting on the 24th day of October 2025.

Signed, sealed and delivered

In the presence of:

GRAND HAVEN MASTER ASSOCIATION, INC.



Printed Name: Valerie P. Steger

By: 

Printed Name: Robert Jay Carlton

Title: President



Printed Name: Fred Annon Jr.

Address: 96 FRONT STREET
PALM COAST, FL 32137

ATTEST:



Printed Name: Valerie P. Steger



Printed Name: Fred Annon Jr.

By: 

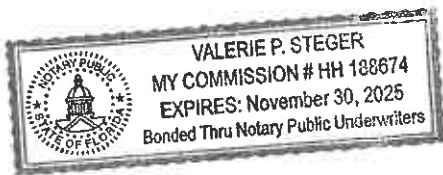
Printed Name: Troy Railsback

Title: Secretary

Address: 2 Camino Del Mar
Palm Coast, FL 32137

The foregoing instrument was acknowledged before me this 10 day of November, 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 [☒] are personally known to me or [☐] have produced _____ as identification.

(NOTARY SEAL)



Valerie P Steger

NOTARY PUBLIC STATE OF FLORIDA
COUNTY OF FLAGLER

Print Name: Valerie P Steger

Commission No.: HH 188674

Commission Expires: 11/30/2025