

11/4/2019

Clerk of the Circuit Court
Sarasota County, Florida

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
KEVIN L. EDWARDS, ESQ.
BECKER & POLIAKOFF, P.A. 1819 Main Street, Suite 905
~~6250 UNIVERSITY PARKWAY, SUITE 204~~
SARASOTA, FL 34240 34226

**CERTIFICATE OF RECORDING
ASHTON LAKES COMMUNITY ASSOCIATION, INC.**

I HEREBY CERTIFY that the attached Board Resolution regarding enforcement of Article 8.3 of the Declaration of Covenants and Restrictions for Ashton Lakes Community was adopted by the Board of Directors at a duly called meeting held on April 5, 2018.

ASHTON LAKES COMMUNITY
ASSOCIATION, INC.

By: Donald Bridgeman
DONALD BRIDGEMAN, President

ATTEST: Paulette Padanyi
PAULETTE PADANYI, Secretary

Deborah E. Fredrick
Witness Signature

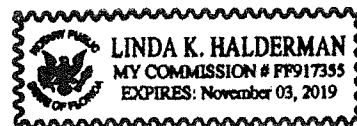
Printed Name
Linda K. Halderman
Witness Signature
LINDA K. HALDERMAN
Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER 2019 by DONALD BRIDGEMAN, as President and PAULETTE PADANYI, as Secretary of ASHTON LAKES COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Linda K. Halderman
Notary Public
LINDA K. HALDERMAN
Printed Name
My Commission Expires NOV. 03, 2019

ACTIVE: 11881033_1



BOARD RESOLUTION

ASHTON LAKES COMMUNITY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions ("Declaration") for the Ashton Lakes Community Association ("Association") has been duly recorded in the Public Records of Sarasota County, Florida, at O.R. Book 2137, Pages 1299-1318; and

WHEREAS, the Board of Directors ("Board") of the 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 Declaration, Articles of Incorporation, Bylaws, and Rules and Regulations promulgated thereto (collectively the "Governing Documents") and all amendments thereto; and

WHEREAS, the Governing Documents contain various restrictions regarding the use of the Association Property, the Common Areas and individual Lots; and

WHEREAS, Article 8.3, sections (a) and (d) of the Declaration provides that no owner may make any addition or alteration to or install any structure upon the Community Facilities without the written consent of the Board of Directors; and

WHEREAS, the Board believes that enforcement of Article 8.3 of the Declaration, as the same now exists or may be amended from time to time, is necessary for the maintenance of property values in the community; and

WHEREAS, over the years owners have installed patios over portions of the Community Facilities without obtaining the Board's written consent and that some of these patios have been in place for more than five (5) years; and

WHEREAS, the Board wishes to provide notice to all owners that it will, on a prospective basis, consistently and timely enforce Article 8.3 of the Declaration, as well as all other provisions of the Declaration and Governing Documents, pertaining the installation of additions, alterations or improvements upon the Community Facilities; and

WHEREAS, the Board wishes to "grandfather-in" those existing patios which have been in place upon the Common Facilities for five (5) years or more; and

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

NOW, THEREFORE, be it resolved as follows:

1. The above recitations are true and correct and each is incorporated herein in their entirety by reference.

2 Henceforth, the Board will strictly enforce Article 8.3 of the Declaration as well as all other provisions of the Declaration and Governing Documents, pertaining to the installation of additions, alterations or improvements upon the Community Facilities.

3. Patios and other owner installed improvements upon the Common Facilities in existence for five (5) years or more as of the date of this Resolution are "grandfathered-in." All other patios and owner installed improvements upon the Common Facilities installed without the Board's written consent are subject to the enforcement remedies contained within the Declaration and Governing Documents.

4. A copy of this Resolution will be mailed or otherwise delivered to each Owner so as to properly notify all Owners of the Board's intent to strictly enforce Article 8.3 of the Declaration as well as all other provisions of the Declaration and Governing Documents, pertaining to the installation of additions, alterations or improvements upon the Community Facilities.

THE BOARD CONSIDERED THIS RESOLUTION AT A BOARD MEETING HELD ON
April 5, 2018. **THERE WERE 8 VOTES IN FAVOR AND 0 VOTES OPPOSED.**

As adopted by the Board of Directors on this 5th day of April, 2018.

ASHTON LAKES COMMUNITY ASSOCIATION, INC.

By: Paulette Padanyi
PAULETTE PADANYI, Secretary