

Las Calinas Unit One Homeowners Association, Inc.
Board of Directors Resolution 2020-001:
Resolution to Recognize and Enforce the Architectural Guidelines

We, the undersigned, being all the directors of the Las Calinas Homeowners Association, Inc., (HOA) a Florida corporation not-for-profit duly organized and existing under the laws of the State of Florida, consent and agree that the following resolution was made—

on _____ at (time) _____ at (location) _____

We do hereby consent to the adoption of the following at a regularly called meeting of the board of directors of this homeowners association. In accordance with state law and the bylaws of this homeowners association, the board of directors decided that—

WHEREAS all members of the board of directors have the same fiduciary responsibility to exercise care in decision making to protect, preserve, and enhance property values;

WHEREAS architectural guidelines are recognized as companion standards to a published HOA declaration as addressed and explained in the 2019 Florida Statutes, Chapter 720.3035;

WHEREAS the Developer recognized the Architectural Guidelines as written, requiring a homeowner to submit a letter requesting an exception to policy to install a shed, a copy of which was maintained on file with the management company;

WHEREAS the HOA continued to duly recognize and enforce the Architectural Guidelines for the first two years after being duly constituted;

WHEREAS the Declaration of Covenants and Restrictions for Las Calinas Unit One recognizes the Architectural Guidelines in Section 2.1, establishing the Architectural Guidelines as the “governing document which establishes architectural standards and guidelines for improvements and modifications to Lots;”

WHEREAS the Declaration codifies in Section 2.1 the Architectural Guidelines that by their reference “are incorporated herein” as part of the Declaration;

WHEREAS the Modifications Committee purpose is to promulgate the Architectural Guidelines;

Now, therefore be it resolved to recognize, establish, and enforce the Architectural Guidelines as part of the Declaration.

The officers of this homeowners association are authorized to perform the acts to carry out this resolution.

Director Signature	Printed Name	YES / NO	Date
Director Signature	Printed Name	YES / NO	Date
Director Signature	Printed Name	YES / NO	Date

The Secretary of the homeowners association certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the dated meeting of the board of directors.

Signature of Secretary

Printed Name

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing Resolution was acknowledged before me this ____ day of _____ 2020, by _____, as President of the Corporation, who has produced _____ as identification or []who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC:

(Sign) _____

(Print) _____

State of Florida at Large
My Commission Expires:
(NOTARY SEAL)