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COUNTRY WOODS HOMEOWNERS ASSOCIATION OF DUNEDIN, INC.

A RESOLUTION OF THE BOARD OF DIRECTORS REGARDING FENCES

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Woods (the "Declaration"), Article VI, Section 6.01-6.06 governs the Association's "Architectural Control" over the community and sets forth the restrictions, procedures, and standards regarding exterior additions and alterations, to include addition of, or changes to existing, fences;

WHEREAS, Section 6.05 sets forth the standards required to be followed for fence installation, repair, or replacement, including the requirement that fences not exceed six (6) feet in height nor be installed beyond the front dwelling line. The Board or Committee, in considering approval of any installation, repair, or replacement of a fence be in harmony of external design, materials, and location, and in the best interests of maintaining value and desirability of the land as a residential community. Such harmony would include ensuring that the direction of the fence installation be in accordance with normal practice and industry standards, as well as considering, but not enforcing, potential conflicts with local rules, laws, or ordinances;

WHEREAS, the Board of Directors of the Association has determined that several violations have taken place in the past without formal enforcement or legal action being instituted by the Board; and

WHEREAS, the Board desires to follow the logic of Chattel Shipping v. Brickell Place Condominium, 481 So.2d 29 (Fla. 3D DCA 1985), and put the membership on notice of the intent of the Board to strictly enforce the provisions of the governing documents of the Association going forward;

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Country Woods Homeowners Association of Dunedin, Inc., as follows:

Section 1. THAT the above recitations are true and correct and are incorporated herein by reference.

Section 2. THAT effective with the date of this resolution, the Board and any related Committee are to strictly enforce Declaration Article VI, Sections 6.01-6.06, and all subsections contained therein, as well as any related rules contained in the governing documents.

ADOPTED by the Board of Directors, at a properly noticed Board meeting, taking place this 13 day of JUNE, 2018.

COUNTRY WOODS HOMEOWNERS
ASSOCIATION OF DUNEDIN, INC.

ATTEST:

Alicia Nevins
Secretary

By: James M. Clayton
President

Alicia Nevins
Print Name

James M. Clayton
Print Name