

FINAL

BOARD RESOLUTION 2024-02:1

(Hammock Trails: ARB Application Required for All Exterior Paint Projects)

At the meeting of the Board of Directors of HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on 27 February 2024, the following resolution was proposed and (select one) approved, disapproved by the board with a vote of:

3 For, 0 Against

WHEREAS the mission of the Board of Directors, all Officers, and Committees of the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION have a fiduciary responsibility to the Association by performing in good faith, the care and diligence of an ordinarily prudent person while executing their duties within the limits of their authority;

WHEREAS it is the ASSOCIATION’S Board of Directors, Officers, Committees, and Registered agent are accountable for covenant enforcement;

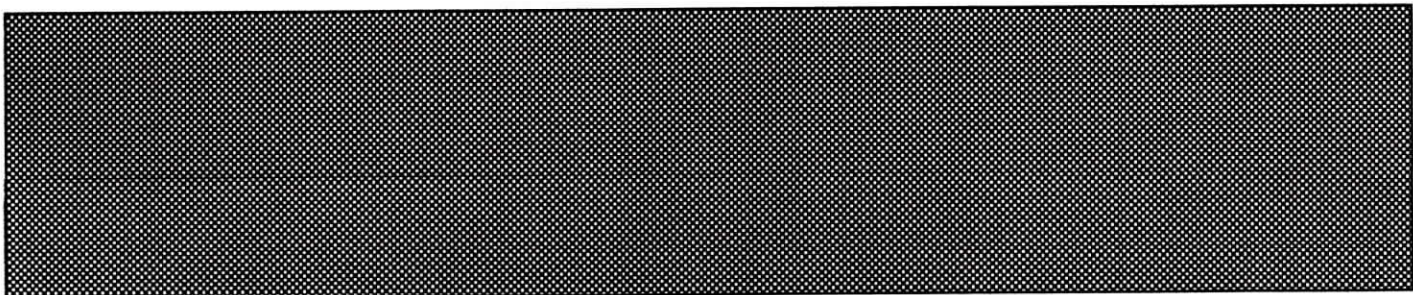
WHEREAS it is noted during inspections that exterior painting of the home on an owner’s lot is not always in compliance with the governing documents:

WHEREAS it was decided at a board meeting conducted during 2021 that all violation letters addressing exterior of a home as not being neat in appearance shall be required to be cleaned by pressure washing or painting, and that if painting is required, and Architectural Review Board application for review and consideration must be submitted regardless of claim for original colors being used.

WHEREAS in some situations, this is not being done and as such is the driving factor for this resolution being reintroduced as reminder.

WHEREAS Architectural Review Board (ARB) under **Article 6.10 Architectural Control shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this Section (Article VI).**

THEREFORE, be it resolved:
That the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION Board of Directors adopts this resolution where ALL exterior paint projects to a lot will be required to have an ARB application submitted to the Architectural Review Board for review and consideration of the proposed color scheme. Furthermore, the Architectural Review Board shall only accept those color schemes published and provided by the original builders (KB Homes and Royal Oak Homes). The application MUST list the desired scheme to be used (a ROH-XX for Royal Oak Homes or Scheme XX for KB Homes) and include “before” photos (all sides). NO paint work is to begin without the approval of the ARB.



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SIGNATURE PAGE

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Signed:

Maria Koche 2/27/24 For X Against _____
 Maria Koche, Board Chairman
 HOA President

Mike Taddeo 2/27/24 For X Against _____
 Mike Taddeo, Board of Director
 HOA Vice-President

Eddie Santiago 2/27/24 For X Against _____
 Eddie Santiago, Board of Director
 HOA Secretary/Treasure