

BOARD RESOLUTION 2022-06:1

(Hammock Trails: Restriction of Fences on Waterfront Lots)

At the meeting of the Board of Directors of HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on **24 May 2022**, the following resolution was proposed and approved, disapproved by the board with a vote of:

3 For, ^{ES}4 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, and Committees are accountable and responsible for all ASSOCIATION common areas, amenities, and accountable property;

WHEREAS members (residents) of the ASSOCIATION enjoy unobstructed backyard views from their lots bordering the common areas adjacent to the retention ponds.

WHEREAS in several instances when a lot/property owner requests of the ASSOCIATION through an application submitted to the Architectural Review Board (ARB) permission to install a fence, and when approved by the ARB must follow all conditions as required.

WHEREAS it has been noted that the approved application for a fence was not installed meeting the conditions set by the ARB and related documents (e.g., ARB guidelines or deed restrictions), and in fact, said conditions were ignored by the applicant during installation and thereby causing an obstructed view to neighboring lots.

THEREFORE, be it resolved:

That the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION Board of Directors (BOD) and its Officers hereby instruct the Architectural Review Board (ARB) to decline any application submitted for the installation of a fence on any waterfront lot. This only affects those homes on Rockvale Drive (lots 358 thru 378), Big Timber Drive (lots 141 thru 152), Tower Rock Street (lots 57 thru 65), and Yellow Bay Drive (lots 99 thru 102) which are waterfront properties. A fence application will only be accepted in those instances where an owner submits a shed application for said waterfront lot and must meet the shed requirements or requirements for an in-ground/above ground pool.

Furthermore, the BOD instructs the ARB to update the guidelines reflecting this change and posting the updated documents on all Hammock Trails HOA websites and making “hard copies” available when requested by any lot owner.

SIGNATURES ON NEXT PAGE

Signed:

Maria Koche
Maria Koche, Board Chairman
HOA President

For X Against _____

Mike Taddeo
Mike Taddeo, Board of Director
HOA Vice-President

For X Against _____

Eddie Santiago
Eddie Santiago, Board of Director
HOA Secretary/Treasure

For X Against _____