

**RESOLUTION OF THE BOARD OF DIRECTORS OF
GULF TRACE HOMEOWNERS ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, GULF TRACE HOMEOWNERS ASSOCIATION, INC., ("Association") is the entity responsible for the operation and maintenance of GULF TRACE, pursuant to the Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration"), originally recorded at Book 1489, Page 88, et seq. of the Official Records of Pasco County, Florida, and as amended from time to time; and

WHEREAS, on April 14, 2014, the Board of Directors of Association caused an Amendment to the Declaration to be recorded, which in part, created Article IX, Section 9.2, which provided the Association the ability to assess reasonable legal fees and costs against an owner or their guests, licensees, or invitees, who violate the Declaration or other governing documents of the Association, after reasonable notice and an opportunity to be heard regarding the imposition of legal fees, as more fully described in said Section. The Association has previously not consistently enforced such provision as described herein; 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 Declaration going forward;

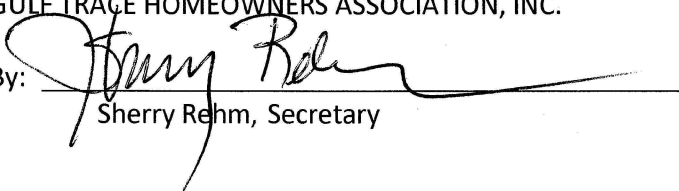
NOW THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. Effective with the date of this resolution, the Board is to strictly enforce Declaration Article IX, Section 9.2 in order to recover its legal fees and costs incurred in enforcing its governing documents against the offending owner so responsible.
3. Where the Board obtains knowledge, either actual or constructive, of a violation of the Documents, notice shall be provided to the offending party and a reasonable period to cure the violation shall be allowed. If the violation is not cured, the Board may move forward with all legal remedies available. If it becomes necessary to seek legal assistance with such enforcement of legal remedies, the Board of Directors shall notify the owner of a date, time, and location of a Board meeting at which the imposition of such legal fees and costs will be discussed and voted on, with the owner having the right to attend and be heard, with such notice being provided at least fourteen (14) days in advance of said meeting. Any such assessment determined to be imposed shall become due and owing to the Association as of the date of the meeting where such vote is taken.

IN WITNESS WHEREOF, the Board has adopted this resolution this 8th day of April, 2025, by a vote of **7 (seven)** to **zero** at a duly-called meeting at which a quorum was present.

GULF TRACE HOMEOWNERS ASSOCIATION, INC.

By: _____


Sherry Rehm, Secretary