

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

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 ("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, the Board of Directors has the authority to manage the Association and enforce its governing documents; and

WHEREAS, the Association's Declaration Article VIII, Section 8.01(c) states, "Each Lot-Unit Owner shall be responsible for the maintenance of his Lot-Unit, including but not limited to, the responsibility to replace and care for trees, shrubs, grass, walks, and other exterior improvements located within a Lot. In the event an Owner fails to maintain the exterior of his Lot and Unit in a good, clean, attractive, and sanitary condition, or in the event the Board of Directors of the Association deems it in the best interest of the Development, then the Association may provide said maintenance after delivery of thirty (30) days' written notice to the Unit Owner and the cost of said maintenance shall be assessed by the Association to the Owner of said Lot."

NOW THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. The Association may, after at least thirty (30) days' notice and opportunity to cure (abate) a maintenance violation, enter upon a Lot for the purpose of curing an outstanding violation.
3. This abatement policy shall limit the cost of individual abatements to no more than five hundred dollars (\$500.00) for each individual abatement action. This cost limit is subject to change with the approval of the Board. Additionally, it is the Board's policy that potential abatement violations that have factors outside the control of the Association (such as lawn replacement, as irrigation may not be available) that could lead to reoccurrence or potential damage to the property, will not be undertaken by the Association. Mowing, trimming and cleaning, pressure washing driveways and walkways, and debris removal shall be permitted abatement actions under this policy.
4. Abatement actions involving the home or any other structure on the Lot, including but not limited to pressure washing, painting, and roof repair shall not be permitted abatement actions under this policy.
5. The Association, all of its successors, parents, affiliates, subsidiaries, agents, employees, officers, directors, shareholders, attorneys, management company, and Community

Association Manager are not responsible for any damages arising from the contractor's negligence in connection with or during the performance of the abatement action.

IN WITNESS WHEREOF, the Board has adopted this resolution this 14 day of October, 2025, by a vote of 7 to 0 at a duly called meeting at which a quorum was present.

GULF TRACE HOMEOWNERS ASSOCIATION, INC.

By: Sherry Rehm
Secretary Sherry Rehm