

PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC.

To: All Unit Owners

Re: Enforcement of Governing Documents

Date: May 14, 2018

Dear Association Member:

One of the basic tenets of homeowners association living is the need for adherence to the covenants contained in the Governing Documents, which include the Declaration of Covenants and Restrictions (the "Declaration"), Bylaws, Articles of Incorporation and Rules and Regulations, as well as the provisions of the Homeowners Association Act (Chapter 720, Florida Statutes).

It is the Board's responsibility to enforce the Governing Documents and adhere to the Florida Statutes while doing so. The Board has recently become aware of restrictions which have not been consistently enforced, those restrictions being found in the Declaration.

The Board is now aware that the provisions of the Declaration have not been uniformly enforced and has determined that all Declaration provisions should be strictly enforced, prospectively. That means that the Board will prospectively enforce the restrictions, including but not limited to, restrictions on architectural and aesthetic requirements (Article II), general restrictions on use and occupancy (Article III), property rights and requirements (Article IV), covenant for assessment (Article V), as well as enforcement provisions (Article VI), and finally all Rules and Regulations, as well as all other restrictions.

The covenants and restrictions contained in the Governing Documents (including the Rules and Regulations) are made for our collective benefit. We must follow the terms of the Governing Documents as presently set forth. Accordingly, the Board has adopted the attached Resolution which is intended to "draw a line in the sand" and provide notice that all of the provisions of the Governing Documents, including the provision of the Declaration regarding maintenance of the exterior of the single family homes and architectural control, henceforth, shall be strictly and uniformly enforced. A copy of the Board's Resolution in this regard, with the full text of the foregoing provision of the Declaration, is attached for your files.

Sincerely,

**BOARD OF DIRECTORS
PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC.**

By: Jan Shirley

cc: Becker & Poliakoff, P.A.

BOARD RESOLUTION

PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC.

WHEREAS, the Covenants and Restrictions ("Declaration") for PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC. operated by PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC. ("Association") has been duly recorded in the Public Records of Brevard County, Florida; and

WHEREAS, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association; and

WHEREAS, the Board's duties include the enforcement of the Declaration, Articles of Incorporation, By-Laws, and Rules and Regulations promulgated thereto (collectively the "Governing Documents") and all amendments thereto; and

WHEREAS, Articles II through Articles VI of the Declaration provides guidelines for restrictions;

WHEREAS, the Board believes that enforcement of the existing restrictions as found in the Declaration are necessary for the maintenance of property values in the Community; and

WHEREAS, after investigation by the Board, it appears that the foregoing restrictions have not been uniformly enforced; and

WHEREAS, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the Governing Documents in accordance with the requirements of its Governing Documents and the Florida Statutes; and

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all residents of the policies contained in the Governing Documents as they relate to the restrictions, including but not limited to, restrictions on architectural and aesthetic requirements (Article II), general restrictions on use and occupancy (Article III), property rights and requirements (Article IV), covenant for assessment (Article V), as well as enforcement provisions (Article VI), and finally all Rules and Regulations, as well as all other restrictions, as amended; and

WHEREAS, the Board has adopted the following Resolution at a duly noticed meeting and wishes to provide each Owner with notice of the Association's intentions.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and are incorporated herein in their entirety by reference.
2. Article II through Article VI of the Declaration, as amended, provides for numerous, detailed and specific restrictive covenants.
3. Henceforth, the Board will strictly enforce the Governing Documents, including, but not limited to, all restrictions in the Declaration under Article II, Article III, Article IV, Article V and Article VI, as well as the Rules and Regulations, as amended.

This Resolution was adopted at a duly noticed meeting of the Board of Directors on the 14 day of May, 2018, and shall be considered effective as of that date. Architectural modifications, including but not limited to colors of paint approved prior to the date of this Resolution will be grandfathered and no further

action will be taken. Architectural modifications, including but not limited to painting of homes which take place after the date of this resolution, including the repainting of any grandfathered homes, will be approved or disapproved strictly in accordance with the requirements of the Declaration and the established color palettes for homes in this community. After investigation, any other pre-existing violations may, or may not, be "grandfathered" within the discretion of the Board of Directors. The foregoing resolution is not intended to, and does not forgive any monetary obligations owed to the Association by Members.

WITNESSES:

PLANTATION OAKS HOMEOWNERS ASSOCIATION OF BREVARD, INC.

Karen Collins
Signature

BY: [Signature]
President

Karen Collins
Printed Name

Date: 5-14-18

Karen Collins
Signature

ATTEST: [Signature]
Secretary

Karen Collins
Printed Name

Date: 5-14-18

The foregoing instrument was acknowledged before me this 14 day of May, 2018 by Michael Ioannides as President of Plantation Oaks Homeowners Association of Brevard, Inc., a Florida Corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification.

My Commission Expires: 2/14/21

[Signature]
Notary Public
Betty Jean Grissinger
Printed Name

