

RESOLUTION OF THE BOARD OF DIRECTORS OF HEATHER RIDGE HOMEOWNERS ASSOCIATION AFFIRMING ASSOCIATION'S COMMITMENT FOR ENFORCEMENT OF THE DECLARATION OF COVENANTS AND RESTRICTIONS AND ALL AMENDMENTS THERETO:

The Board of directors acknowledges that in order to ensure the Association's Declarations of Covenants and Restrictions and all Amendments are enforced with a degree of uniformity which the community is entitled, a Compliance Committee has been setup to inspect the community for violations. In passing this resolution, the Board of Directors expressly states this Resolution is intended to apply to violations effective the 1st day of February, 2021, forward. Based upon the findings and observations.

It is resolved by the Heather Ridge Homeowners Association as follows:

To ensure the homes and properties within the Heather Ridge community are maintained in accordance with the provisions of Article V entitled "Exterior Maintenance" and Article VI entitled "Subdivision Use Restrictions," The Association hereby reaffirms that it will be enforcing the restrictions contained in Article V and VI by all means available to the Association including the right by the Association to enter onto each lot on which a house or other improvement is located, for the purpose of remedying the defects and failures as set forth in the notice delivered to the homeowner, with the expense of said defects to be charged against the owner of such lots which shall become a lien upon such lot, collectible and enforceable in the same manner as any other charges or liens herein provided.

Under Florida statute 720.305 the Heather Ridge Homeowners Association may levy reasonable fines against homeowners who fail to comply with correcting said violation.

Adopted by the Board of Directors this 19th day of January, 2021



Ron Cantino, President

Attested to:



Paul Van Nostrand, Secretary