

**RESOLUTION OF THE BOARD OF DIRECTORS OF
UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.**

ENFORCEMENT OF EXISTING GOVERNING DOCUMENTS

The Board of Directors of University Groves Estates Reserve Association, Inc., (the Association") hereby adopts and approves the following policy for University Groves Estates Reserve Association:

WHEREAS the Association Board of Directors, which governs University Groves Estates Reserve Association, acknowledges that previous Boards have failed to consistently enforce the Association Declaration, Bylaws, Policies, and/or Rules & Regulations (the "governing documents"), with regard to maintenance of homeowner lots and common area, and

WHEREAS the current Board recognizes that it has the fiduciary duty to enforce the governing documents in effect for the Association by the following policy and;

WHEREAS the following policy is intended to be applied fairly and uniformly as to all owners and residents of University Groves Estates Reserve Association; and

WHEREAS this policy and these procedures are allowed by and intended to be in accordance with Chapter 720, Florida Statutes, as that chapter is amended from time to time;

NOW, THEREFORE, it is hereby resolved as follows:

All owners of property in the Association are governed by the governing documents; and have agreed to abide by them when purchasing property in the Association.

The Board of Directors acknowledges that past Boards may have failed to consistently enforce the governing documents with regard to the replacement of canopy trees and have allowed fox tail and other palms to be installed as a replacement canopy tree.

Henceforth, the Board, fulfilling its fiduciary responsibilities by adoption of this Resolution, shall prohibit future such violations and will enforce all provisions of the governing documents fairly and uniformly for all owners and residents. This Resolution applies to all covenants and rules contained in the governing documents, including, but not limited to Article 1 DEFINITIONS 1.15, Article 5 LOT DEVELOPMENT 5.3 C. Canopy Trees, and all other provisions regarding landscaping and canopy tree replacements. In particular the Board hereby intends to properly enforce provisions requiring that only the approved list of canopy trees be considered when planting or replacing a canopy tree on a Lot.

IN WITNESS WHEREOF, the undersigned certify that this Resolution was adopted by a majority of the Board of Directors of the Association at a duly-noticed meeting of the Board on the 13th day of July 2023.

**UNIVERSITY GROVES ESTATES RESERVE
ASSOCIATION, INC.**

WITNESS:

Manager

By: _____

President