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PIPERS MEADOW HOMEOWNERS' ASSOCIATION, INC.

**BOARD OF DIRECTORS RESOLUTION
Violation Notices**

KEN BURKE, CLERK OF COURT
PINELLAS COUNTY FLORIDA
INST# 2006071637 02/24/2006 at 03:40 PM
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Whereas, Pipers Meadow Homeowners' Association, Inc. is a nonprofit organization under the laws of the State of Florida, to which is delegated and assigned the powers of owning, maintaining and administering all community properties and facilities; and

Whereas, various provisions of the Master Declaration of Conditions, Covenants and Restrictions for Pipers Meadow and Pipers Meadow South (the "Master Declaration") set forth certain requirements and standards of conduct relating to Homeowners within Pipers Meadow and Pipers Meadow South; and

Whereas, there have been, and continue to be, violations by Homeowners of certain of those requirements and standards of conduct;

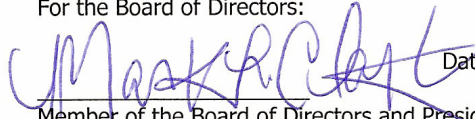
Now, therefore, be it Resolved that the Board of Directors of Pipers Meadow Homeowners' Association, Inc. approves the following procedure regarding Notices of Violation by Homeowners of the provisions of the Master Declaration:

1. With respect to violations which arise from "daily human activity," such as, but not limited to, the presence within the community of open bed trucks (whether with or without toppers) which are not kept within enclosed garages or completely concealed from view by an approved fence or structure, the Homeowner who is in violation shall be given one ten-day notice within which to cure the violation, such notice to be given by certified mail and by regular mail; and failing such cure, such Homeowner shall be given one additional ten-day notice within which to cure the violation, such notice to be given by certified mail and by regular mail and to be issued by the Association's counsel; and still failing such cure, the Board of Directors shall be empowered to instruct the Association's counsel to proceed with, and to pursue to conclusion, legal action against the Homeowner who is in violation.
2. With respect to violations which do not arise from "daily human activity," such as, but not limited to, (a) failure to properly maintain roofs and landscaping, (b) proceeding with construction, alteration, repair, remodeling, improvement, addition, or change of exterior paint color without the prior approval of the Architectural Control Committee, (c) installation of mailboxes which do not conform to the design standards established by the Architectural Control Committee or by the Board of

Directors, the Homeowner who is in violation shall be given one thirty-day notice within which to cure the violation, such notice to be given by certified mail and by regular mail; and failing such cure, such Homeowner shall be given one additional thirty-day notice within which to cure the violation, such notice to be given by certified mail and by regular mail and to be issued by the Association's counsel; and still failing such cure, the Board of Directors shall be empowered to instruct the Association's counsel to proceed with, and to pursue to conclusion, legal action against the Homeowner who is in violation.

This Resolution leaves in place and in continued effect those previous Resolutions of the Board of Directors made and dated 10-5-04 (respectively, "Landscape Maintenance, Repairs and Replacements" and "Caring for Roofs") except that Paragraph 5 in each said Resolution is hereby deleted and rendered inoperative; and this Resolution also leaves in place and in continued effect the previous Resolution of the Board of Directors made and dated March 1997 (the "Basketball Goal Resolution") except that Paragraph 4 in the said Resolution is hereby deleted and rendered inoperative.

For the Board of Directors:



Dated: February 7, 2006

Member of the Board of Directors and President of the Association



Secretary of the Association

Sworn to before me this Feb 7, 2006

Veronica Schroeder

