

**BOARD RESOLUTION
FOR
WELLINGTON SHORES ASSOCIATION, INC.**

WHEREAS, Section 720.305, Fla. Stat. provides the Association with the authority to levy fines or common area use suspensions for violations of the Association's governing documents by an Owner or such Owner's tenants, guests, invitees or licensees, in accordance with the requirements and procedures required by Section 720.305, Fla. Stat., as amended from time to time;

WHEREAS, the Board of Directors of the Association has determined that it is in the best interests of the Association to delegate to its management agent the authority to determine the existence of various violations of the Association's governing documents, including, but not limited to the Declaration, as well as the rules and regulations of the Association, as same may be amended from time to time, and to delegate such authority to the management agent to provide notices of Grievance Committee hearings and to prosecute all such violations as set forth below;

NOW, THEREFORE, be it resolved as follows:

That the rules and regulations and policies and procedures of the Association shall be amended as follows:

1. The Board of Directors hereby delegates to management, **GRS COMMUNITY MANAGEMENT**, including any property manager or management agent representing the Board of Directors of the Association, the authority to determine the existence of any violation of the Association's governing documents, including, but not limited to, the Declaration, Bylaws, Articles of Incorporation or rules and regulations, as same may be amended from time to time. The authority to determine the existence of any such violation shall include the authority to review and inspect the Association property and the individual Lots from time to time in a manner determined by management. Where a violation has been determined to exist, the Board of Directors hereby delegates to management the authority to place the violating Owner, tenant, resident or other such violating person on notice of such violation and to give such person a reasonable opportunity to cure the violation. The Board of Directors further delegates to management the authority to refer any such violations to the Association's Grievance Committee for further action in accordance with Florida law. The authority delegated herein includes the authority to send violation letters, the authority to demand removal of violations, as well as the authority to require abatement of any nuisance or any violation of the Association's governing documents. Finally, the Board of Directors hereby delegates to management the authority, on behalf of the Board, to propose fines for such violations in an amount of up to \$50.00 per violation, and in the event of a continuing violation, up to \$1,000.00 in the aggregate per violation, and to refer such violations and proposed fines to the Grievance Committee for approval, in accordance with the procedures and requirements set forth in Section 720.305, Fla. Stat., as same may be amended from time to time, without the need for obtaining further Board approval for such proposed fine.
2. In addition to the levying of fines pursuant to Paragraph 1 hereof, the Board of Directors shall have the authority to adopt a fining and/or suspension schedule in which the Board may approve preset amounts for fines and suspensions for various

violations, so long as such fines and suspensions are handled in compliance with the applicable provisions of Section 720.305, Fla. Stat., as same may be amended from time to time.

3. Where any such violation is brought to the Board of Directors or management's attention by any other entity, such as a Committee or any other Owner within Wellington Shores, management shall be delegated the authority to take any and all actions necessary to prosecute such violations as identified in Paragraph 1 hereof. This includes the authority to propose a fine and forward the fine to the Grievance Committee for approval, in accordance with the procedures and requirements set forth by Section 720.305, Fla. Stat., as same may be amended from time to time, without the need for obtaining further Board approval for such proposed fine.
4. The procedures and delegations of authority set forth in Paragraphs 1, 2 and 3 of this Resolution shall not only apply to the imposition of fines but shall also apply to the imposition of proposed suspensions of Common Area use rights for violations of the Association's governing documents, all in accordance with the procedures and requirements set forth by Section 720.305, Fla. Stat., as same may be amended from time to time.
5. Where a violation continues to remain uncured after all of the above referenced actions have been taken by either the Board of Directors or management, the Board of Directors hereby delegates to management the authority, along with the approval of the Board President, to refer any such files or violations to Association counsel for the initiation of legal action.

WELLINGTON SHORES ASSOCIATION, INC.