

Prepared By:
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**RESOLUTION OF
THE BOARD OF DIRECTORS OF
WISTERIA PARK HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Wisteria Park Homeowners Association, Inc. (the "Association") is the entity responsible for the operation and maintenance of Wisteria Park, a Subdivision, according to the Declaration of Covenants, Conditions and Restrictions of Wisteria Park, and the Articles of Incorporation and Bylaws of the Association, all of which are recorded at Book 2023 Page 3392 *et. seq.* of the Official Records of Manatee County, Florida, (hereinafter collectively the "Declaration") and any amendments thereto; and

WHEREAS, the Association's Board of Directors (hereinafter "Board") is responsible for the day to day affairs and administration of the Association, including the enforcement of the restrictions contained in the Declaration; and

WHEREAS, the Declaration provides for the Board to appoint an Architectural Review Committee (ARC) to review applications for improvements to Lots within Wisteria Park, including applications concerning:

construction, restoration, reconstruction or expansion of any improvement upon a Lot; for any reasonably visible exterior alteration or modification to an existing improvement on a Lot; for any maintenance or repair of an improvement to a Lot which will result in the application or use of materials of a different type, color or quality than those in use prior to this maintenance or repair; for any landscaping or material change or addition to the landscaping or lawn of any Lot, other than for plantings within a substantially enclosed courtyard area; and for the construction, installation, restoration, reconstruction, enlargement or alteration of any fence, wall, tennis court, screen enclosure, pool, patio . . . which will alter the appearance of the Lot or existing improvement located thereon when viewed from adjacent Lots, the adjacent street or in any other instance where architectural review is required under th[e] Declaration.
Declaration Section 9.04;

and

WHEREAS, the Declaration provides that the ARC shall adopt Guidelines, currently known as the "Residential Community Design Guidelines" (the "Guidelines"); and

WHEREAS, the Guidelines, while not requiring strict compliance thereto, are intended to provide the foundation upon which Wisteria Park will emerge; and

WHEREAS Section 9.02 of the Declaration tasks the ARC with using "its best efforts to promote and insure a high level of design, quality, harmony and appearance throughout the Subdivision consistent with th[e] Declaration." Id; and

WHEREAS, previous efforts on the part of the ARC have been somewhat lenient in the enforcement of the Declaration and Guidelines.

WHEREFORE, the Board believes that steadfast enforcement of the Declaration and Guidelines is necessary to fulfill its fiduciary duties to the Lot Owners and Members, and to maintain property values and establish a uniform community of congenial residents; and

WHEREFORE, in order to avoid legal entanglements and set the ARC and the Association back onto a path of adherence to the Declaration and Guidelines, and to insure the preservation of the Lots; Common Areas; aesthetics; and property values of Wisteria Park; it is

NOW, THEREFORE, hereby resolved as follows:

1. The above recitations are true and correct and are hereby incorporated into this Resolution.

2. The Board hereby resolves to consistently and uniformly enforce the Declaration and aforementioned Guidelines in a timely, uniform and even-handed manner, and to insure that the ARC, as appointed by the Board, does the same.

3. The Board hereby resolves that past decisions of the ARC are not precedent-setting in the Community if the decisions were not in keeping with the governing documents, Guidelines or this Resolution.

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by a majority of the Board of Directors of this Association on the 24 day of March, 2014.

THE WISTERIA PARK HOMEOWNERS
ASSOCIATION, INC.

By: Barbara B. Mersole
Its President

WITNESSED:

By: John Harley
Its Secretary