

RESOLUTION

WHEREAS, Buckwood Homes Association, Inc. ("Association") is the Homeowners Association designated in the Residential Third Amended Declaration of Covenants and Restrictions for Buckwood Subdivision ("Covenants") recorded in Official Records Book 3012, Page 94 of the Public Records of Leon County, Florida; and

WHEREAS, the Board of Directors of the Association is empowered under the Bylaws of the Association to adopt rules for the use of common properties of the Association; and

WHEREAS, Section 720.305, Florida Statutes gives the Association the authority to assess fines against owners who violate Covenants and rules of the Association; and

WHEREAS, it has come to the attention of the Association that a few residents in the subdivision are engaging in activity which violates the Covenants, municipal ordinances and/or causes potential safety concerns to other residents; and

WHEREAS, the Association finds that parking vehicles on the streets in the subdivision in such a manner as to impede the progress of emergency vehicles constitutes a danger to residents in the subdivision; and

WHEREAS, the Association finds that parking more than three vehicles on any site constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that parking any vehicle on the grass of any site constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that leaving the grass in an unkempt state, and leaving furniture, children's toys and debris on the grass on any site constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that occupancy of any dwelling in the subdivision by

more than three unrelated persons violates the Code of Ordinances of the City of Tallahassee and constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that allowing animals owned by residents to roam at large violates the Code of Ordinances of the City of Tallahassee and constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that failing to remove the waste and excreta of any resident's animal left on the common areas violates the Code of Ordinances of the City of Tallahassee and constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that failing to keep refuse for collection, including household garbage, in approved refuse containers or containers provided by the City of Tallahassee violates the Code of Ordinances of the City of Tallahassee and constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that refuse containers should be rolled out to the curb no earlier than a day before pickup and should be rolled back to the home no later than a day after service, and that failing to do so violates the rules of the director of the department of solid waste services of the City of Tallahassee, and constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that failing to keep refuse containers not out for collection out of sight from the street or otherwise in an unobtrusive location constitutes a nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association finds that the use of property in the subdivision for commercial activity violates the Code of Ordinances of the City of Tallahassee and constitutes a

nuisance that is prohibited by the provisions of Article XXI of the Covenants; and

WHEREAS, the Association is resolved to act for the benefit of the owners of the property within the subdivision.

NOW THEREFORE, BE IT RESOLVED THAT the following are adopted:

1. The following is adopted as a Rule of the Association:

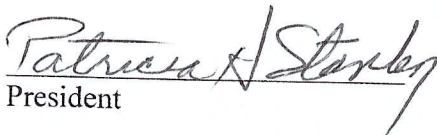
No vehicle shall be parked on the streets that are common properties of the Association in such a manner that the vehicle interferes with passage through that street of emergency vehicles. Vehicles parked on the streets that are common properties of the Association will be subject to towing at the vehicle owner's expense.

2. Actions of residents in the subdivision that constitute violations of the provisions of Article XXI of the Covenants, including noxious activity, offensive activity, actions which are an annoyance to the neighborhood or a nuisance to the neighborhood, or actions which tend to damage the integrity of the subdivision, including those activities identified above, may subject the owners of properties to fines levied by the Association pursuant to 720.305, Florida Statutes.

Certification

I hereby certify that the above resolution was adopted by the Association Board of Directors on

October 26, 2013.


President

