

**RESOLUTION OF THE BOARD OF DIRECTORS OF
UNIVERSITY PARK COMMUNITY ASSOCIATION, INC.**

WHEREAS, University Park Community Association, Inc. (“Association”) is an association whose purpose is to protect, preserve and promote the interests of the Members of property located in University Park according to the Declaration of Covenants, Conditions, and Restrictions for University Park (“Declaration”) recorded in Official Records Book 1363 Page 0264 of the Public Records of Manatee County, Florida, as amended from time to time;

WHEREAS, University Park consists of thirty-two Neighborhoods, each organized by its own Neighborhood Association pursuant to a Supplemental Declaration establishing each Neighborhood, as defined in the Declaration;

WHEREAS, Article 14 of each Supplemental Declaration grants the Developer the right, with respect to any Lot, to vary the conditions, restrictions, limitations and agreements set forth in each Supplemental Declaration which refer to setback lines, square footage content, areas of improvement, easements, construction of Improvements, landscaping, and signs;

WHEREAS, pursuant to the Assignment of Developer Rights recorded in Official Records Instrument Number 201941117736 of the Public Records of Manatee County, Florida, the Association is assigned the Developer rights arising under the Declaration and Supplemental Declarations, including the right to grant variances set forth in Article 14 of each Supplemental Declaration;

WHEREAS, the affairs of the Association are administered by the Board of Directors (“Board”) elected by the Association Members, in accordance with the Bylaws of University Park Community Association, Inc. (“Bylaws”) recorded in Official Records Book 1363 Page 0335 of the Public Records of Manatee County, Florida, as amended from time to time;

WHEREAS, Section 6.1(F) of Article 6 of the Bylaws authorizes the Board to appoint committees as the Board may desire and to grant such committees such duties and responsibilities as the Board may deem advisable;

WHEREAS, the Board has previously appointed the Architecture and Landscape Committee;

WHEREAS, a Board meeting was held on July 15, 2021 which meeting was duly noticed in accordance with Article 7 of the Bylaws, and a quorum was established;

WHEREAS, at the Board meeting, the Board reviewed and discussed the need and authority to expand the scope of the Architecture and Landscape Committee, to include the right to grant variances as set forth in Article 14 of each Supplemental Declaration; and,


WHEREAS, not less than a majority of the Board members voted to approve the motion to expand the scope of the authority of the Architecture and Landscape Committee.

NOW THEREFORE, be it resolved:


1. The above recitals are true and correct and are incorporated herein.
2. As of the date of this Resolution, the scope of authority of the Architecture and Landscape Committee shall include the right, with respect to any Lot, to vary the conditions, restrictions, limitations and agreements set forth in each Supplemental Declaration which refer to setback lines, square footage content, areas of improvement, easements, construction of Improvements, landscaping, and signs, as set forth in Article 14 of each Supplemental Declaration.
3. Any such variance shall be evidence in writing and executed by the Architecture and Landscape Committee, and may be recorded in the Public Records of Manatee County, Florida.
4. The Architecture and Landscape Committee shall require all such variances to comply with the Association Governing Documents and local rules and ordinances.
5. The Architecture and Landscape Committee may review and approve requests for such variances, without approval from the Board of Directors.

We hereby affirm that the statements made herein are truthful and that the Resolution adopted by the majority of the members of the Board of Directors shall be binding as of today's date.

Dated this 28 day of July, 2021.



By: JOHN WHYTE, Association President



By: Peter Conway, Association Secretary