

BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.
RESOLUTION REGARDING ENFORCEMENT OF
GOVERNING DOCUMENT VIOLATIONS

WHEREAS, Brentwood Hills Homeowners' Association, Inc.'s ("Brentwood Hills") Governing Documents authorize the Association to adopt reasonable rules and regulations from time to time that are consistent with the rights and duties established by the Declaration of Covenants, Conditions for Brentwood Hills, recorded in O.R. Book 5632, Page 1158, et. seq. of the Public Records of Hillsborough County, Florida, as amended from time to time ("Declaration"); and

WHEREAS, the Brentwood Hills community is subject to restrictions and rules and regulations found within its Governing Documents; and

WHEREAS, Brentwood Hills was developed with the intent that homes and other improvements present a pleasing, harmonious, and consistent design and style, and that owners, their tenants, and guests conduct themselves and utilize the Lots in a certain manner; and

WHEREAS, Brentwood Hills desires to preserve its existing harmonious architectural design and style of the homes, prevent the introduction of design and style that are not in keeping with the existing homes in the community, ensure Lots are properly maintained, and prevent nuisances and other violations of the Governing Documents; and

WHEREAS, Article VIII, Sections 2 and 5 of the Declaration, along with relevant Florida Statute, provide Brentwood Hills the right to enforce its restrictions, conditions, covenants, and rules and regulations by various means; and

NOW, THEREFORE, BE IT:

RESOLVED, that the Board of Directors adopts the following procedures should owners, their tenants and guests, or their Lot, violate Brentwood Hills' Governing Documents or Rules and Regulations:

1. Brentwood Hills shall issue owners an initial courtesy notice detailing the violation and allotting a certain period of time (at the Board's discretion) to cure the violation and comply with Brentwood Hills' Governing Documents or Rules and Regulations. The courtesy notice shall be sent to the owner's property address and/or mailing address.

2. Owners shall respond to the courtesy notice and shall demonstrate to Brentwood Hills that the violation at issue has been cured within the allotted period of time.

3. Should an owner fail to cure the violation or contact Brentwood Hills in response to the courtesy notice, Brentwood Hills (at the Board's discretion) shall either issue a second courtesy notice or elevate the matter to Brentwood Hills' counsel for legal enforcement.

4. Under no circumstance shall Brentwood Hills be obligated to issue more than two courtesy notices prior to turning over a violating owner to Brentwood Hills' counsel for legal enforcement.

RESOLVED, that the enforcement procedures herein shall not be exclusive of other remedies to obtain compliance with Brentwood Hills' Governing Documents and Rules and Regulations, and shall be used in conjunction with other remedies permitted by Florida law and at the Board's discretion.

IN WITNESS WHEREOF, the Board of Directors of Brentwood Hills Homeowners' Association, Inc. have adopted the foregoing Resolution upon motion made by Adrienne Vining and seconded by Denise Stearns and passing with a vote of 4 in favor and 0 opposed on this 13th day of September, 2022, at a duly called and properly noticed meeting of the Board of Directors at which a quorum was present.

BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.

By: 

Its: President Denise Stearns

By: 

Its: Secretary Charlie Leo