

COVENANT COMPLIANCE RESOLUTION

BY

BLOSSOM PARK VILLAS CONDOMINIUMS ASSOCIATION

THIS RESOLUTION is made this 18 day of June, 2014 by the Board of Directors of Blossom Park Villas Condominiums Association, a Florida Corporation not-for-profit ("Association").

WHEREAS, Section 718.303 of the Florida Statutes mandates that each owner, member, tenant, and invitee comply with Chapter 718 of the Florida Statutes, the governing documents of the community, and the rules of the association and further provides that actions at law or equity may be brought against any of the foregoing parties for failing to comply; and

WHEREAS, Section 718.303 further provides that the Association may levy fines of up to \$100.00 per violation and may suspend the right to use the common areas of any owner, member, tenant, or invitee for failing to comply with the Association's governing documents; and

WHEREAS, Article X of the Declaration of Covenants, Conditions, and Restrictions of Blossom Park Villas Condominiums Association ("Declaration") establishes the Architectural Review Board of the Association ("ARB") and further provides that certain changes to or improvements of the exterior of any Residential Dwelling Unit or other improvement of the Property may not be made without approval of the ARB; and

WHEREAS, Article XI of the Declaration provides that the Association may prosecute proceedings at law and equity against an Owner for violation of the covenants and restrictions, including but not limited to any change to or improvement of the exterior of a Residential Dwelling Unit or other improvement on the Property, and that the prevailing party shall be entitled to attorney's fees associated with any such action; and

WHEREAS, the Board of Directors of the Association has recognized a problem of Owners transferring Units while outstanding violations exist, specifically including but not limited to architectural violations, and has passed this Resolution to ensure that the Owner's Residential Dwelling Unit and Property and any outstanding violations associated therewith are brought into compliance with the Association's governing documents and ARB prior to any transfer of a Residential Dwelling Unit or Residential Lot.

NOW, IT IS RESOLVED that the Board of Directors, after obtaining the requisite vote, hereby evidences the passage of this Resolution to provide notice to all Owners and prospective purchasers of Residential Dwelling Units and Residential Lots in Blossom Park Villas Condominiums Association of the following:

1. **Prior to the transfer of any Residential Dwelling Unit or Residential Lot in Blossom Park Villas Condominiums Association there shall be a Covenant Compliance Inspection of the property. Such inspections will be coordinated through, and conducted by, the Association Management Company. All fees associated with resale, including said inspection, shall be the responsibility of the real estate transaction parties, and not the Association.**

2. As part of any transaction or transfer of any Residential Dwelling Unit or Residential Lot, the parties thereto shall make arrangements to cure all outstanding violations and remit any outstanding monetary obligations to the Association prior to effectuating such transaction or transfer.
3. This Covenants Compliance Inspection requirement is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

IN WITNESS WHEREOF, the duly authorized officers of the undersigned Association have executed and attest to this Resolution this 18 day of June, 2014.

Blossom Park Villas Condominiums Association

By: [Signature], President

By: [Signature], Secretary

STATE OF FLORIDA
COUNTY OF Osceola

I hereby acknowledge that on this 18 day of June, 2014 before me personally appeared the above signed, as President and Secretary of Blossom Park Villas Condominiums Association, respectively, who are [] personally known to me or [] who have produced personally known as identification, and who acknowledged before me that they executed the foregoing instrument and that they did take an oath.

WITNESS my hand and official seal in the County and the State last aforesaid this 18 day of June, 2014.

[Signature]
Notary Public, State of Florida
At Large

