CIANFRONE, NIKOLOFF, GRANT GREENBERG & SINCLAIR, P.A.
ATTORNEYS AT LAW

Joseph R. Cianfrone, Esq.
Stephan C. Nikoloff, Esq.*
Tiffany A. Grant, Esq.
Daniel J. Greenberg, Esq.

*also admitted in PA

Jennifer M. Sinclair, Esq.
Of Counsel

1964 Bayshore Blvd., Suite A
Dunedin, Florida 34698
(727) 738-1100
Fax (727) 733-0042
www.attorneyjoe.com
law@attorneyjoe.com
Dan@attorneyjoe.com

July 6, 2016

JUL 07 2016

VIA REGULAR MAIL

Board of Directors
Arborwood at Summertree, Inc.
c/o Qualified Property Management, Inc.
5901 U.S. Highway 19 North, Suite 7Q
New Port Richey, Florida 34652

Re: Resolution of the Board of Directors of Arborwood at Summertree, Inc.

Dear Board Members:

Enclosed please find the Resolution of the Board of Directors of Arborwood at Summertree, Inc. as recently recorded in the Public Records.

Please distribute a copy to the owners within Arborwood at Summertree and place the original with the Association's official records.

Should you have any questions, please feel free to contact me.

Sincerely,

Daniel J. Greenberg, Esq.

DJG:cmg
Enclosure

\\Jcserver2\WPDocsfiles3\ArborwoodatSummerTree\Rec.Resolution.Bd01.doc

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BOULEVARD, STE A
DUNEDIN, FL 34698

2016091603

Rcpt:1778204 Rec: 27.00
DS: 0.00 IT: 0.00
06/13/2016 K. K., Dpty Clerk

PAULA S.O'NEIL,Ph.D.PASCO CLERK & COMPTROLLER
06/13/2016 03:22pm 1 of 3
OR BK 9381 PG 1639

RESOLUTION OF THE BOARD OF DIRECTORS OF ARBORWOOD AT SUMMERTREE, INC.

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Arborwood at Summertree, as originally recorded in O.R. Book 9183, Page 479 et seq., and as amended, of the public records of Pasco County, Florida, contains a provision concerning Animals at Article VII, Obligation of Owners, Section 4, Animals, which reads as follows:

> Section 4. Animals. No horses, hogs, cattle, cows, goats, sheep, poultry, or other animals, birds or reptiles, shall be kept, raised, or maintained upon any Residence; provided, however, that one (1) dog not to exceed twenty-five (25) pounds in weight at full maturity OR two (2) indoor household domesticated cats may be kept in a Residence so long as their presence causes no disturbance to others. Indoor birds may also be maintained within any Residence so long as same do not create a nuisance. Should any animal be deemed a nuisance in the sole and absolute discretion of the Board of Directors, the Owner may be required to remove the animal as the keeping of the animal is a license and not a right and the license may be revoked at any time. Notice to the owner of the animal and an opportunity for a hearing before the Board of Directors will be provided before an animal is required to be removed from the Property. Each Owner is solely responsible for (1) the care, maintenance and upkeep of the animal(s); (2) keeping the animals leashed and under control at all times when outside of the dwelling and anywhere on the Properties; and (3) shall remove any waste matter deposited by the animal anywhere in or on the Properties. Domesticated cats shall not be permitted to roam outside of the dwelling unless they are leashed.
>
> For the safety of the animals as well as residents of the community, feeding of wild animals shall not be tolerated. Owners are prohibited from feeding or encouraging wild animals including, but not limited to, wild dogs, wild

cats, birds, or rabbits, or any stray animals including, but not limited to, stray dogs or cats to return to the Residence in search of food.

WHEREAS, over the years, the Board of Directors has not actively enforced the aforementioned provision; and

WHEREAS, the current Board of Directors has determined that it shall enforce the aforementioned provision from MAY 26, 2016 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on MAY 26, 2016, the Board has determined as follows:

1. Article VII, Obligations of Owners, Section 4, Animals, of the Amended and Restated Declaration of Covenants, Conditions and Restriction for Arborwood at Summertree, shall henceforth be enforced.

2. The Board of Directors shall provide a copy of this Resolution to all owners.

3. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

4. Any owner who is maintaining a pet in violation of the referenced provision shall have thirty (30) days from the date of this Resolution to complete the Animal Registration Form provided by the Association and return same to the Board of Directors. Any such pets shall be grandfathered until such time as the pet passes, at which time the owner must comply with the provision. Any owner who fails to complete the registration form within the allotted time shall be deemed to have waived their grandfathering and consent to enforcement under the provision.

Date: May 26, 2016

ARBORWOOD AT SUMMERTREE, INC.

By: Richard Nelson, President

ATTEST:

Sandra Dahlen, Secretary

PREPARED BY AND RETURN TO:
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.
1964 BAYSHORE BOULEVARD, STE A
DUNEDIN, FL 34698

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 26 day of May, 2016, by Richard Nelson as President, and Sandra Dahlberg as Secretary of ARBORWOOD AT SUMMERTREE, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

NOTARY PUBLIC:

JAME E. JOHNSON
MY COMMISSION # FF 130276
EXPIRES: July 17, 2018
Bonded Thru Budget Notary Services

State of Florida at Large
My Commission Expires: