

**WINDSONG HOMEOWNERS ASSOCIATION, INC.**

**BOARD RESOLUTION ESTABLISHING PAINTING RESPONSIBILITY OF HOMES BY ASSOCIATION**

THIS RESOLUTION is made this 11<sup>th</sup> day of August, 2022, by the Board of Directors ("Board") of Windsong Homeowners Association, Inc., a Florida Corporation not-for-profit ("Association").

WHEREAS, the Declaration of Covenants and Restrictions for Windsong at Flagler Beach ("Declaration") provides for maintenance responsibility of common areas and dwelling units within the Windsong community; and

WHEREAS, Paragraph 5(c) of the Declaration (as amended) provides that the powers and duties of the Association include "the right to maintain, upkeep and repair the exterior surfaces (but not any glass or screen surfaces), and lawns"; and

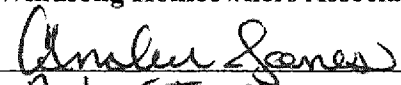
WHEREAS, the Board of Directors of the Association desire to undertake the responsibility for the routine painting of the exterior surfaces of dwelling units in the Windsong community.

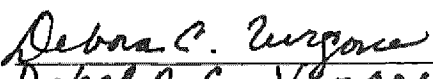
NOW THEREFORE, BE IT RESOLVED, that the Board hereby adopts this Resolution to provide as follows:

1. The Association, through the Board of Directors, shall undertake routine painting of the surface of dwelling units in the community.
2. The cost of such work shall be a common expense as provided in Paragraph 6 of the Declaration.
3. Owners desiring to paint their dwelling unit may seek approval from the Board of Directors, and if approved the cost of such painting shall be at the Owner's expense.
4. Any modification to the obligations provided for herein shall require a subsequent resolution adopted by the Board.

RESOLVED on this 11<sup>th</sup> day of August, 2022, by a majority vote of the Association's Board of Directors at a duly noticed meeting at which a quorum was attained.

**Windsong Homeowners Association, Inc.**

  
Amber Jones  
President

  
Debra C. Vingora  
Secretary