

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.
BOARD RESOLUTION REGARDING VOLUNTARY OWNER-FUNDED LOBBY DECORATIONS

WHEREAS, the River Palms Riverfront Condominium Association, Inc. (“Association”) is responsible for the operation, maintenance, and administration of the Condominium Property and the Common Elements pursuant to the Declaration of Condominium, Articles of Incorporation, Bylaws, and Chapter 718, Florida Statutes; and

WHEREAS, the condominium consists of two residential buildings, each containing a lobby area that is part of the Common Elements of the Condominium; and

WHEREAS, certain unit owners have expressed an interest in decorating their building’s lobby through voluntary contributions among themselves; and

WHEREAS, the Board of Directors wishes to clarify that the Association will not participate in the collection, management, or control of any such funds and will not assume any responsibility or liability associated with such voluntary contributions; and

WHEREAS, the Board recognizes that any decorations placed within the lobby must be reviewed to ensure that they do not damage or alter the Common Elements and remain consistent with the governing documents and applicable safety standards;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following policy regarding voluntary owner-funded decorative items in lobby areas:

1. No Association Collection or Control of Funds

The Association shall not collect, solicit, manage, hold, or control any funds related to lobby decorations. Any funds used for decorations must be privately collected and managed by the participating owners. The Association shall have no responsibility for such funds and shall have no liability arising from the collection, handling, expenditure, or administration of those funds.

2. No Financial Obligation or Liability of the Association

The Association shall have no financial responsibility, obligation, or liability relating to the purchase, installation, maintenance, replacement, or removal of decorative items funded by owners. Participation in any such effort shall be entirely voluntary and private among the participating owners.

3. Limited Role of the Association

The Association’s only role with respect to lobby decorations shall be to review proposed decorative items to ensure compliance with the governing documents and to confirm

that the proposed items will not damage, alter, or negatively impact the Common Elements.

4. Restrictions on Decorative Items

All decorative items must comply with the following requirements:

- Decorations may not modify, penetrate, or otherwise alter walls, ceilings, electrical systems, or structural components.
- All items must be removable without causing damage to the Common Elements.
- Decorations must comply with applicable fire codes and safety regulations.
- Decorations may not obstruct hallways, entryways, exit paths, elevators, fire equipment, or any required means of ingress or egress.
- Decorations must not create any tripping hazard, fire hazard, or obstruction to maintenance activities.

5. Board Authority to Remove Items

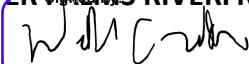
The Board of Directors retains the authority to require removal of any decorative item at any time if the Board determines that the item is unsafe, violates fire or safety codes, interferes with maintenance or access, is inconsistent with the aesthetics of the property, or otherwise impacts the Common Elements. Any such removal may occur without compensation or reimbursement to any owner.

6. No Creation of Exclusive Rights


Nothing in this Resolution shall be construed as granting exclusive rights to any portion of the Common Elements or creating separate ownership or control of lobby areas by any building or group of owners.

ADOPTED by the Board of Directors of River Palms Riverfront Condominium Association, Inc. at a duly noticed meeting of the Board held on the 18th day of March, 2026.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

By: 
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President Signed by:

Attest: 
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Secretary