

**RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF HIGHLAND SQUARE HOMEOWNERS ASSOCIATION, INC.**

AFFIRMING the Association's commitment for the enforcement of the Declarations of Covenants, Conditions and Restrictions of Highland Square Homeowners Association, Inc. covering real property described therein and all amendments thereto.

The Board of Directors seeks to supplement certain provisions of the Association's Declarations of Covenants, Conditions and Restrictions covering real property described therein and all amendments thereto.

Specifically, the Board of Directors seeks to set forth time lines to cure various violations of the Declaration of Covenants, Conditions and Restrictions, Article V, Section 16, so as to uniformly and equitably enforce the restrictions.

Accordingly, in passing this Resolution, the Board hereby expressly states that this Resolution is intended to apply to violations effective from the date of adopting this Resolution forward, based upon the findings and observations:

It is hereby RESOLVED by Highland Square Homeowners Association, Inc. as follows:

1. To the extent that Article V, Section 16, provides for requisite property maintenance including, but not limited to, lawn maintenance and for notice to the homeowner(s) of a specified violation and a reasonable period of time to cure said violation(s), the following time frames shall apply to the various violation(s) set forth:
  - a. Failure to cut the grass shall be cured within ten (10) days of written notice to the homeowner(s).
  - b. Failure to properly maintain grass, shrubbery, trees, flower beds, flower boxes, and other landscaping upon the Lot shall be cured within fourteen (14) days of written notice to the homeowner(s).
  - c. Failure to pressure wash and/or keep the home, fence(s), and/or driveway in first-class neat and attractive condition free from damage, dirt, staining, discoloration, mold or mildew shall be cured within fifteen (15) days of written notice to the homeowner(s) unless same would require painting, in which case, the cure period shall be within forty-five (45) days of written notice to the homeowner(s).
  - d. Failure to maintain the mailbox in working order, upright, free from damage, dirt, staining, discoloration, mold or mildew shall be cured within fourteen (14) days of written notice to the homeowner(s).

INSTR # 2023010616  
BK 12551 PGS 549-550 PG(s) 2  
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STACY M. BUTTERFIELD  
CLERK OF COURT POLK COUNTY  
RECORDING FEES \$18.50  
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- e. Failure to properly store trash cans shall be cured within five (5) days of written notice to the homeowner(s).
- f. Failure to comply with any other restriction that is not specifically addressed about shall be cured within thirty (30) days of written notice to the homeowner(s) unless a different cure period is deemed more reasonable by the Board of Directors, in their sole and absolute discretion, given the circumstances and nature of the violation.

2. In enforcing the restrictions contained in Article V, Section 16, the Association agrees and acknowledges its responsibility and obligation to enforce all covenants and restrictions in a reasonable and uniform manner and is seeking to promote more uniformity in adopting this written Resolution.

This Resolution was ADOPTED by the Board of Directors on the 20 day of December, 2022.


  
ANDREW KRESS  
As President of Highland Square  
Homeowners Association, Inc.

Attested to By:   
LILLIE ESPINOSA, As Secretary  
of Highland Square Homeowners  
Association, Inc.

STATE OF FLORIDA  
COUNTY POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December 2022 by ANDREW KRESS, as President, and LILLIE ESPINOSA, as Secretary, on behalf of Highland Square Homeowners Association, Inc., who ☐ is personally known or ☒ has produced a driver's license as identification and who ☐ is personally known or ☒ has produced a driver's license as identification, respectively.

[Notary Seal]

  
Notary Public

Printed Name: Naomi Garner

My Commission

Expires:

3/17/2026

