

November 16, 2006

COUNTRY CLUB OF MOUNT DORA HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION NO. 2006-7

RE: Approval of Policy on Multi-Owned Lots (Units)

WHEREAS, Article I, Section 11 of the Association's *Declaration of Restrictions* defines a "Unit" as "...each dwelling unit existing or proposed (by virtue of density allocations) into and for each portion of the Property, whether developed or undeveloped, platted or unplatted, intended for development, use and occupancy as an attached or detached residence for a single family..."; and

WHEREAS, amended Article VI, Section 2 of the Association's *Declaration of Restrictions* states that Assessments payable shall be in equal amounts against the Owners of each Unit; and

WHEREAS, in 2001 the Board of Directors identified the following Lots as being contiguous, with one or more Lots in each group not paying assessments: (1) Lots 82 and 83, Phase 1, Unit 2; (2) Lots 163, 164, and 165, Phase 1, Unit 1; (3) Lots 111 and 112, Phase 1, Unit 2; (4) Lots 161 and 162, Phase 1, Unit 1; (5) Lots 95 and 96, Phase 1, Unit 2; and (6) Lots 108 and 109, Phase 1, Unit 2; and

WHEREAS, on October 17, 2002, the Declarant stated that the Declarant would not assess the additional lot or half lot of Owners of contiguous Multi-Lots as long as the Declarant was in control of the Association; and

WHEREAS, the Declarant turned over control of the Association on August 1, 2005, the Board of Directors wishes to establish a policy that the Association would begin assessing the above-listed lots (units), and

WHEREAS, The HOA Board has reviewed, over the past several months, options to reduce the expense, to the lot owners, involved in re-plating the above listed lots,

NOW, THEREFORE, BE IT:

RESOLVED, that beginning April 1, 2007, the Owners of the above-listed contiguous Lots shall be assessed unless one of the following conditions occurs prior to April 1, 2007 (1) The owner of the contiguous lots re-plat the contiguous lots into one lot (unit). (2) The owner of the contiguous lots has a Unity of Title or similar title unifying document executed to legally combine the contiguous lots into one lot (unit), and

FURTHER RESOLVED, that when (1) or (2) above, occur, it will be the responsibility of the lot owners to have the documents approved and recorded by the City of Mount Dora and/or Lake County Records office and forward a recorded copy to the HOA Board of Directors, and

FUTHER RESOLVED, that should a contiguous multi-lot owner elect to re-plat or execute a Unity of Title document at a date later than April 1, 2007 the lot owner will be liable for all assessments up until a recorded document combining the lots is delivered to the HOA Board of Directors, and

FURTHER RESOLVED, that the Association shall send a letter to the Owners of record of all contiguous Lots that do not pay assessments as of the date of this Resolution to notify the Owners of the Board policy on assessing contiguous Lots and to state that the Owners have the option to replat or execute a Unity of Title Document for their contiguous lots into one unit, at their own expense; otherwise, the contiguous Lots shall be assessed, and

FUTHER RESOLVED, that this assessing policy of Multi-Owned Lots shall be effective as of November 16, 2006; and

FURTHER RESOLVED, that the Board of Directors be, and hereby is, authorized to do all things and take any necessary action to effectuate the approval contained in this Resolution.