

Prepared by and returned to:

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CERTIFICATE OF RECORDATION

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC. BOARD RESOLUTION REGARDING INSTALLATION OF STORAGE BUILDINGS AND SHEDS

WHEREAS, the original Master Declaration of Covenants and Restrictions for Ventura Country Club is recorded at Official Records Book 3174, Page 327 *et seq.*, Public Records of Orange County, Florida, and has been amended from time to time (hereinafter "Declaration"); and

WHEREAS, Ventura Country Club Community Homeowners Association, Inc. (the "Association") is the entity formed to provide for the ownership, maintenance, preservation and architectural control for the Lots, Properties, and Common Areas within the development known as Ventura Country Club Community, as described in the Declaration; and

WHEREAS, the undersigned officer of the Association hereby certifies that the Board Resolution regarding the Installation of Storage Buildings and Sheds, attached hereto, were properly proposed, submitted, and approved at the duly noticed meeting of the Board of Directors on March 25, 2021; and

WHEREAS, the Association wishes to provide record notice of the above action by recording this Certificate of Recordation.

NOW, THEREFORE, the Association hereby records the attached documents in the public records of Orange County, Florida, as further record notice of the Association's action.

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC.

[Signature]
Witness

Bill Shepler
(PRINT NAME)

[Signature]
Witness
OLGA ROSS
(PRINT NAME)

By: [Signature]
Dan Lees, President

Date: 4/5/2021

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of April, 2021, by Dan Lees, as President of Ventura Country Club Community Homeowners Association, Inc., a Florida Corporation.

Personally Known OR
Produced Identification

Type of Identification

NOTARY PUBLIC - STATE OF FLORIDA

Sign [Signature]
Print Gabriel Ramos
My Commission expires: Jan. 23, 2022



GABRIEL RAMOS
Commission # GG 178184
Expires January 23, 2022
Bonded Thru Budget Notary Services

**BOARD RESOLUTION REGARDING THE INSTALLATION OF STORAGE
BUILDINGS AND SHEDS**

VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Ventura Country Club Community Homeowners' Association, Inc. ("Association") is the Corporation charged with the operation, maintenance and management of a Community generally known as "Ventura Country Club;" and

WHEREAS, the Lots are subject to certain covenants and restrictions as set forth in the Master Declaration of Covenants and Conditions for Ventura Country Club, recorded at OR Book 3174, Page 307, *et seq.*, Public Records of Orange County Florida, as amended from time to time, including, but not limited to, the Amended and Restated Master Declaration of Covenants and Conditions for Ventura Country Club, recorded in O.R. Book 4634, Page 3848, *et seq.*, Public Records of Orange County, Florida, as amended from time to time (hereinafter the "Declaration"); and

WHEREAS, attached to the Declaration as Exhibit E is the Master Declaration of Restrictions; and

WHEREAS, the "Governing Documents" include, in the aggregate, the Declaration, including but not limited to, the Master Declaration of Restrictions, the Articles of Incorporation of the Association, the Bylaws of the Association, Architectural Control Standards, and any rules and regulations adopted by the Association, and all of the instruments and documents referred to or incorporated therein, all as amended from time to time; and

WHEREAS, the Association has the authority to enforce the provisions of the Governing Documents; and

WHEREAS, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association; and

WHEREAS, the Board's duty includes the enforcement of the above referenced Governing Documents; and

WHEREAS, the Board believes that enforcement of the existing restrictions as found in the Governing Documents are necessary for the maintenance of property values in the Community; and

WHEREAS, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the Governing Documents in accordance with the requirements of its Governing Documents and the Florida Statutes; and

WHEREAS, Article VI, Architectural Control, of the Declaration provides, in pertinent part, as follows:

Section 1. Prior to commencement or construction of any building, fence, wall or other structure by anyone other than the Developer, all building plans and specifications, including plot plans, grading plans and material units, for the original construction, alteration or addition of structures or for the erection of walls, hedges or fences, all plans for the landscaping of yards that abut public streets and all plans or agreements relating to the color to be used on the exterior of a structure, shall be approved in writing by the Association...

WHEREAS, Sections 2 and Sections 10 of the Master Declaration of Restrictions provide as follows:

Section 2: Temporary Structures. No structure of a temporary character, trailer, tent, shack, garage, or other out-building shall be used on any lot at any time as a residence or for occupancy, temporarily or permanently. No structure of any kind shall be moved on to any lot except temporary buildings or trailers used by contractors in connection with construction work, and storage buildings and sheds which conform with the requirements of paragraph 10 of this Article. Not more than one detached accessory building shall be permitted on a building lot on which a single-family unit is permitted. A detached accessory building shall be located in the rear yard and behind the principal building with a setback of at least five (5) feet from the rear lot line.

Section 10: Exterior Harmony. No building, wall, fence or other structure or improvement of any nature shall be erected, placed or altered on any Lot unless material provided for construction of such building, wall, fence or other structure is selected to assure harmony with the exterior design of surrounding buildings, walls, fences or structures constructed by Developer and harmonious to original plans and specifications within Ventura. Outside storage buildings or sheds may be erected or placed on a Lot provided that the Lot shall first be fenced with the appropriate fencing material not to exceed six feet (6') in height, and the said outside storage building or shed shall not exceed six feet (6') in height or 100 square feet. The paint, coating, stain or other exterior finishing colors on all buildings, walls, fences or other structures shall be one of the colors permitted in the color guidelines promulgated by the Board of the Association for the applicable subdivision. If no guidelines have been established by the Board, the color shall be the same as provided originally by Developer. No chain link fencing shall be permitted. No fence shall be permitted beyond the front lines (the wall of home facing the street with front door) of a residential home built on a Lot. Developer shall be exempt from any approval process or guidelines established by Association in accordance with this Section.

WHEREAS, various owners have placed sheds on their Lots in Ventura in violation of the above-referenced provisions of the Governing Documents; and

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all

residents of its intention to consistently and even-handedly enforce the provisions of the Governing Documents, and specifically, the provisions of Sections 2 and 10 of the Master Declaration of Restrictions and the Architectural Control Standards related to sheds, all as amended from time to time; and

WHEREAS, any storage buildings or sheds that were installed before March 25, 2021 may remain on the Lots. However, no Owner will be permitted to install a new shed, or replace a non-conforming storage building or shed that was installed before March 25, 2021, unless the new or replacement storage building or shed is in accordance with Sections 2 and 10 of the Master Declaration of Restrictions and the Architectural Control Standards adopted by the Board, and has been approved in writing prior to installation by the Association pursuant to Article VI of the Declaration, all as amended from time to time; and

WHEREAS, the City of Orlando requires a building permit for the installation of sheds; and

WHEREAS, the Board is authorized to adopt this Resolution and has adopted this Resolution at a duly noticed meeting, after considering the advice of legal counsel.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and each and every one is incorporated herein in its entirety by reference.

2. In summary, the above-quoted provisions of the Master Declaration of Restrictions require the following for storage buildings or sheds:

- a. Must be approved by the Association in writing prior to installation.
- b. No more than one (1) detached accessory building is permitted.
- c. Materials must be selected to assure harmony with the exterior design of surrounding buildings and harmonious to original plans and specifications within Ventura, and the paint, coating, stain or other exterior finishing colors shall be one of the colors permitted in the color guidelines promulgated by the Board of the Association.
- d. Must be located in the rear yard.
- e. Must be behind the principal building.
- f. Must have a setback of at least 5 feet from the rear lot line.
- g. Lot must be fenced with the appropriate fencing material not to exceed six (6) feet in height.
- h. Storage building or shed shall not exceed six (6) feet in height or 100 square feet

3. The installation of sheds must also be in conformance with the Architectural Control Standards adopted by the Board, as amended from time to time, and a building permit from the City of Orlando is required.

4. Any prior lack of consistency with respect to installation of storage buildings or sheds was not intended to be a waiver of the requirements of the Governing Documents and the Board confirms its intention to enforce the requirements of Sections 2 and 10 of the Master Declaration of Restrictions and the Architectural Control Standards consistently and even handedly in the future.

5. Any storage buildings or sheds that were installed before March 25, 2021 may remain on the Lots. However, no Owner will be permitted to install a new shed, or replace a non-conforming storage building or shed that was installed before March 25, 2021, unless the new or replacement storage building or shed is in accordance with Sections 2 and 10 of the Master Declaration of Restrictions and the Architectural Control Standards adopted by the Board, and has been approved in writing prior to installation by the Association pursuant to Article VI of the Declaration, all as amended from time to time.

6. This Resolution was adopted by the members of the Board of Directors at a duly noticed meeting of the Board of Directors on the 25th day of March, 2021, and is effective on the date it is adopted. There are a total number of 9 Board Members and there were 9 in attendance at the meeting. 9 voted in favor of the Resolution and 0 voted against the Resolution.

VENTURA COUNTRY CLUB COMMUNITY
HOMEOWNERS ASSOCIATION, INC.

BY: _____


Dan Lees, President

Date: March 25, 2021

(CORPORATE SEAL)