

GULL AIRE VILLAGE HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION

RE: Requirement for Governmental Permits and Architectural Approval

Resolution No.: [1]

Date Adopted: [05/26/2026]

WHEREAS:

The Board of Directors ("Board") of Gull Aire Village Homeowners Association, Inc. ("Association") is governed by Chapter 720, Florida Statutes, known as the Homeowners' Association Act, which establishes the legal framework for HOA governance and enforcement;

WHEREAS, pursuant to Section 720.303, Florida Statutes, the Board has the duty and authority to operate the Association and enforce the governing documents in a manner consistent with its fiduciary obligations to the members;

WHEREAS, pursuant to Section 720.3035, Florida Statutes, the Association and its Architectural Review Committee ("ARC") have the authority to review and approve exterior alterations and improvements, provided such authority is set forth in the governing documents and applied reasonably and uniformly;

WHEREAS, applicable county and municipal building codes require permits and inspections for certain improvements, and compliance with such laws is mandatory for all property owners; and

WHEREAS, unpermitted or unapproved improvements may create safety risks, legal liability, insurance issues, and violations of both governmental regulations and the Association's governing documents;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Governmental Permit Requirement

All Owners must obtain any and all required governmental permits prior to commencing any construction, installation, alteration, or improvement to a Lot or structure where such permits are required by applicable law, ordinance, or code.

2. Architectural Review Requirement (Florida Statute Compliance)

In accordance with Section 720.3035, Florida Statutes, no exterior alteration, addition, or modification shall be commenced without prior written approval from the Association's ARC or Board.

- The ARC shall review applications in a reasonable and uniform manner.
- Decisions must be based on standards contained in the governing documents or duly adopted guidelines.

3. Submission of Permits and Documentation

Owners must submit the following to the Association prior to commencing work:

- Approved ARC application
- Copies of all required governmental permits
- Plans, specifications, and contractor information (if applicable)

4. Inspections and Final Approval

Upon completion of the work, Owners must provide:

- Proof of final inspection approval
- Evidence that all permits have been properly closed

No project shall be considered complete until such documentation is provided.

5. Owner Responsibility

Each Owner is solely responsible for:

- Compliance with all applicable building codes and permitting requirements
- Ensuring contractors are properly licensed and insured
- Ensuring all work complies with Association governing documents

Approval by the Association does not constitute verification of compliance with governmental regulations.

6. Enforcement and Remedies

Pursuant to the Association's authority under Chapter 720, Florida Statutes, including enforcement provisions, the Association may take action for non-compliance, including:

- Levying fines (subject to statutory limits and procedures)
- Suspending use rights
- Requiring removal or correction of unapproved work
- Pursuing legal action

7. Consistency with Governing Documents and Law

This Resolution is intended to be consistent with:

- The Association's Declaration, Bylaws, and Rules
- Chapter 720, Florida Statutes, which governs HOA operations and enforcement

In the event of a conflict, applicable Florida law shall control.

8. Effective Date

This Resolution shall take effect on April 28, 2026 and shall apply to all projects not yet commenced as of that date.

CERTIFICATION

The undersigned certify that this Resolution was duly adopted at a properly noticed meeting of the Board of Directors.

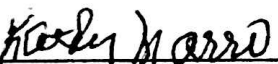
Gull Aire Village Homeowners Association, Inc.

By: 
Sal Chieffo (Aug 14, 2026 21:54:06 EDT)

Date: 05/26/2026

Name: Salvatore Chieffo

Title: President

By: 

Date: 05/26/2026

Name: Kathy Marro

Title: Secretary