

RESOLUTION

WHEREAS, The Camellia Gardens Condominiums (hereinafter "Camellia Gardens") are governed by a Declaration of Condominium recorded in Official Records Book 3002, Page 1202, of the Public Records of Leon County, Florida (hereinafter "Declaration"), and Bylaws and Rules adopted as described therein; and

WHEREAS, the Camellia Gardens Condominiums Association, Inc. (hereinafter "the Association") is the condominium association for Camellia Gardens; and

WHEREAS, pursuant to Section 5.1(e) of the Bylaws of the Association, the Board of Directors for the Association has the authority to promulgate and amend rules and regulations concerning the use of the condominium property, and has adopted such rules (hereinafter "the Rules"); and

WHEREAS, the Association finds that leaving rubbish, refuse or garbage outside of the container is a nuisance prohibited under Rule 2 of the Rules and is an abuse of the Common Elements; and

WHEREAS, the responsibility of the Association to maintain the Common Elements is set forth in Rule 1(a), and that this liability has an exception for "specific abuse of an Owner or any licensee, guest or tenant of an Owner," and

WHEREAS, currently Rule 1(b) contains an ambiguity in that it limits the responsibility of an Owner to repair and replacement of Condominium Property occasioned by specific use or abuse, but does not provide for liability of an Owner for maintenance costs associated with abuse of Condominium Property; and

WHEREAS, the Association finds that ensuring that Owners are financially responsible for the maintenance costs incurred by the Association occasioned by the nuisance activity or abuse

of Condominium Property including Common Elements or Limited Common Elements by an Owner or any licensee, guest or tenant of an Owner will be beneficial to the membership; and

WHEREFORE, amendments to the Condominium Rules and Regulations to clarify these matters will be beneficial to the membership.

NOW THEREFORE, BE IT adopted and resolved by the Board of Directors of the Camellia Gardens Condominiums Association, Inc., as follows:

Amendment to Rule 1(b)(3)

1. Rule 1(b)(3) is amended to read as follows:

- (3) To bear in their entirety any expenses of maintenance, repairs or replacements to the Condominium Property occasioned by the specific use or abuse by any Owner or any licensee, guest or tenant of said Owner, including but not limited to the reimbursement of maintenance charges to the Association occasioned to such specific use or abuse, which shall be charged to the Owner in the manner of Assessments.

Amendment to Rule 2

2. Rule 2 is amended to read as follows:

2. Nuisances. No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is the source of annoyance to Owners or which interferes with the peaceful possession and proper use of the Condominium Property by the Owners. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. No Owner shall permit any use of a Unit or make or permit any use of the Common Elements that will increase the cost of insurance upon the condominium Property. Any Owner or any licensee, guest or tenant of said Owner who places rubbish, refuse or garbage on the Common Elements outside of the containers provided by the Association commits a nuisance which is an abuse of the Condominium Property.

PASSED AND ADOPTED by the Board of Directors of the Camellia Gardens
Condominiums Association, Inc., on this 3 day of June, 2021.

[Signature]
President

ATTEST:

[Signature: Marie Eddy]
Secretary

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of June, 2021, by Michael T. Turner, as President of the Camellia Gardens Condominiums Association, Inc., who is personally known to me or has produced _____ as identification.

[Signature: Marie Eddy]
Notary Public - State of Florida

