

**RESOLUTION TO REPUBLISH DECLARATION OF RESTRICTIONS FOR
CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.**

The Board of Directors of Cypress Lakes Homeowners' Association, Inc., (the "Board of Directors") recognizes that enforcement of the Association Declaration of Restrictions has been inconsistent in the past. In order to fulfill the fiduciary responsibility to enforce the governing documents and maintain community standards, the Board of Directors will vote to republish the attached Amendment and Restatement of Declaration of Restrictions for a Portion of Cypress Run (known as Cypress Lakes Homeowners' Association), as recorded in the Public Records of Broward County, Florida. This resolution serves as formal notice that the republished Declaration shall be enforced against all members and owners from this day forward.

WHEREAS, the Board of Directors, recognizes its fiduciary duty and responsibility to enforce the restrictive covenants and conditions set forth in the Amendment and Restatement of Declaration of Restrictions for a Portion of Cypress Run (the "Declaration of Covenants and Restrictions"), as recorded in the Public Records of Broward County, Florida, Book 9487, page 518 on February 25, 1981.

WHEREAS, the purpose of the Declaration is to maintain the aesthetic, structural, and community standards within the Association for the benefit of all members and residents;

WHEREAS, the Board of Directors shall undertake a comprehensive review of the Declaration of Restrictions to restore and maintain the standards and expectations established by the community's governing documents;

WHEREAS, effective immediately, the republished restrictions may be enforced against all members and owners of Cypress Lakes Homeowners' Association, Inc, at the Board of Director's direction;

WHEREAS, any member or owner found in violation of the Declaration shall receive a written notice from the Association detailing the specific violation(s), citing the relevant sections of the governing documents, and providing the required corrective actions with a reasonable timeframe for compliance;

WHEREAS, any member or owner that does not take the required corrective actions within a reasonable timeframe for compliance shall be subject to additional enforcement actions and other remedies provided by the Declaration of Covenants and Restrictions and Florida law.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors of Cypress Lakes Homeowners' Association, Inc. hereby declares that the Declaration of Covenants and Restrictions shall be enforced in its entirety. All members and owners are expected to comply with the terms set forth in the Declaration.
- 2.

2. The Association shall issue written notices to any member or owner identified as being in violation of the Declaration.
3. Should any member or owner fail to address the identified violation(s) within the stipulated timeframe, the Board shall institute additional enforcement measures or remedies as provided by the Declaration and Florida law.
4. All enforcement actions, including notices sent and responses received, shall be documented and maintained in the official records of the Association.
5. The Board of Directors may establish a committee tasked with overseeing the enforcement process, reviewing compliance issues, and recommending actions to help ensure that enforcement is carried out consistently and fairly.
6. All members and owners of Cypress Lakes Homeowners' Association, Inc. shall familiarize themselves with the Declaration, as well as any future amendments.

BE IT RESOLVED that the Board of Directors shall hereby notify all members and residents of the intent to enforce the Declaration of Covenants and Restrictions, as recorded on February 25, 1981, shall be enforced effective immediately and that the Board of Directors shall ensure that all enforcement measures are implemented fairly and consistently, with each member or owner provided with written notice and a reasonable opportunity to remedy any noncompliance.

IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution on this 24 day of June 2025.

CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC.

Tulio E Escobar

Witness #1 (Signature)

Tulio E Escobar

Witness #1 (Printed Name)

Michael Lica

Witness #2 (Signature)

Michael Lica

Witness #2 (Printed Name)

By: Olivia Niedzialek, President
(Signature)

Olivia Niedzialek, President
(Printed Name)

By: [Signature], Secretary
(Signature)

Scott Musil, Secretary
(Print Name)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, the President and _____, the Secretary of CYPRESS LAKES HOMEOWNERS' ASSOCIATION, INC., who is personally known to me or has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____