

# Board of Directors Resolution

The Townhomes at Marbella on Cypress

WHEREAS, the Townhomes at Marbella on Cypress, Inc. are governed by the Articles of Incorporation, Declaration of Covenants, Conditions, and Restrictions (herein referred as “declaration”), the association Bylaws (herein referred as “bylaws”), and chapter 720 of the Florida Statutes.

WHEREAS, the bylaws empower the Board of Directors to adopt, publish, promulgate, and enforce rules and regulations governing the use of the Community by the Members, tenants, and their guests and invitees, and to establish penalties and/or fines for the infraction thereof subject only to the requirements of the Florida Statutes, if any.

WHEREAS, in Section 11.7 of the declaration titled “Appearance; Refuse Disposal,” it states: Each owner shall keep his lot and townhome unit free of trash and debris and shall reasonably maintain his townhome. Personal property of residents shall not be left on the lawns or landscaped areas outside the townhome units. Trash, garbage, or other waste must be kept in appropriate containers suitable screen from view from the street and adjacent lots. Porches, and lanais shall be used only for the purpose intended and shall not be used for hanging or drying clothing, for outdoor cooking, for cleaning of rugs, or other household items, or for storage of bicycles or other personal property.

WHEREAS, the current policy language does not provide a specific timeframe for when trash and recycling containers shall be placed curbside for municipal solid waste collection.

NOW, THEREFORE, BE IT RESOLVED that trash and recycling containers used for municipal solid waste collection shall be placed curbside no earlier than 5pm of the day prior to the scheduled pick-up date and then properly stored in accordance to the provisions listed above no later than 12pm the day following pick-up.

BE IT FURTHER RESOLVED that items for municipal bulk waste collection shall be placed curbside no earlier than the morning of the scheduled bulk solid waste pick-up.

BE IT FURTHER RESOLVED that it is the responsibility of the townhome owner to aware of any changes to the municipal trash pick-up schedule and to adjust accordingly.

BE IT FURTHER RESOLVED that any violation of this resolution will be subject to corrective action in accordance with the policies set forth in the governing documents and the Unified Enforcement Policy Manual.

---

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary of Townhomes at Marbella on Cypress, Inc; and
2. That the foregoing constitutes a Resolution of the Board of Directors, as duly adopted at a meeting of the Board of Directors thereof, held on 07/10/2020.

IN WITNESS WHEREOF, I have hereunto subscribed by name, this date of Sep 22, 2020.

*Colleen Muffley*

Colleen Muffley (Sep 22, 2020 20:54 EDT)

Secretary, Board of Directors

Townhomes at Marbella on Cypress, Inc.