

**WRITTEN RESOLUTION BY THE BOARD OF DIRECTORS OF
WATERFORD LAKES COMMUNITY ASSOCIATION, INC.**

February 25, 2019

THE UNDERSIGNED, constituting all of the current members of the Board of Directors (the "Board") of the WATERFORD LAKES COMMUNITY ASSOCIATION, INC., a Florida corporation (the "Association"), hereby adopt the following written resolution at a meeting of the Board that occurred on February 25, 2019.

WHEREAS, the Association is a homeowners' association governed by the provisions contained in Chapter 720, Florida Statutes; and

WHEREAS, the provisions of Section 720.30851, Florida Statutes¹, govern the process for providing "estoppel certificates"; and

WHEREAS, the provisions of Section 720.30851, Florida Statutes, permit the Association to charge a fee for the preparation and delivery of an "estoppel certificate", if said fee is established by "written resolution adopted by the board [of the homeowners' association] or provided by a written management, bookkeeping, or maintenance contract"; and

WHEREAS, the Board is adopting the present written resolution to establish the fees (the "Estoppel Fees") for the preparation and delivery of an estoppel certificate (the "Estoppel Certificate").

NOW, THEREFORE, the Board adopts the following Estoppel Fees:

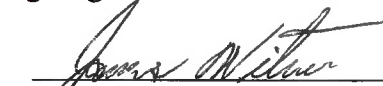
1. In the case of a request for an Estoppel Certificate which is issued by the Association, the Estoppel Fee will be \$250.00, regardless of whether, on the date the certificate is issued, any delinquent amounts are owed to the Association for the applicable parcel.
2. In the case of a request for an Estoppel Certificate which is issued by counsel for the Association the Estoppel Fee will be \$250.00, regardless of whether, on the date the certificate is issued, any delinquent amounts are owed to the Association for the applicable parcel.
3. In the case of a request for an Estoppel Certificate on an expedited basis which Estoppel Certificate is issued and delivered by the Association or by counsel for the Association within 3 business days after the request is received by the Association or by counsel for the Association, an additional fee of \$100.00 will be charged.

¹ All references herein to Section 720.30851, Florida Statutes, should be deemed to reference both the current language of that section and any subsequent amendments to that language.

4. In the case of a simultaneous requests for Estoppel Certificates relating to multiple parcels owned by the same owner or owners which are issued on a date on which no delinquent amounts are owed to the Association for any of the applicable parcels, the total Estoppel Fees will not exceed the amounts listed in Section 720.30851(7), Florida Statutes.
5. In the case of a request for an updated Estoppel Certificate (the "Updated Estoppel Certificate"), which would provide an update to a prior Estoppel Certificate (the "Prior Estoppel Certificate"), additional Estoppel Fees, in the amounts described above, will be charged for the preparation and delivery of the Updated Estoppel Certificate unless both of the following conditions apply:
 - A. The individual or entity to whom the Updated Estoppel Certificate is to be sent is the same individual or entity to whom the Prior Estoppel Certificate was sent; and
 - B. The request for Updated Estoppel Certificate is received no later than 30 days after the expiration of the "effective period" for the Updated Estoppel Certificate.
6. If the conditions of 5.A. and 5.B. are satisfied, the additional Estoppel Fees for the Updated Estoppel Certificate shall be limited to \$100.00. Only one Updated Estoppel Certificate can be provided in connection with a Prior Estoppel Certificate. Any further request for an update to a Prior Estoppel Certificate shall be treated as a request for a new Estoppel Certificate.
7. This Resolution is intended to supersede and replace a resolution executed by the Board on June 26, 2017, which also related to Estoppel Certificates.

IN WITNESS WHEREOF, the undersigned have executed this Written Action, effective as of the date first above written, for the purpose of giving their consent hereto.


 Valerie Enlow, Director


 Jim Witmer, Director


 Dennis Horazak, Director


 Donna Lendvay, Director


 Carolyn Skok, Director