

Prepared by and return to:
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SANCTUARY AT COBB'S LANDING HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGARDING FENCES

WHEREAS, the Declaration of Covenants and Restrictions for the Sanctuary at Cobb's Landing ("Declaration"), named the undersigned Association responsible for operation of the subdivision, specifically including control over architectural appearance and standards, and enforcement of its rules and regulations on such matters of common interest to its residents; and

WHEREAS, Article VII of the Declaration provides that all Lot Owners are bound by the decisions of the Design Review Committee (DRC) (approved by the Design Review Board (DRB) of the Cobb's Landing Community Association) and the DRC has the authority to approve all proposed architectural changes and/or modifications in the community in accordance with Article VI of the Declaration of Covenants and Restrictions for Cobb's Landing; and

WHEREAS, Article VI of the Declaration of Covenants and Restrictions for Cobb's Landing authorizes the DRB to adopt design review criteria regarding architectural modifications in the community, which guidelines must be followed by the DRC; and

WHEREAS, the DRB has adopted design review criteria in the form of a Design Review Manual, Page 13, Paragraph 11, of which states in relevant part as follows:

"No fences, walls, or any similar enclosure may be erected on any Lot. In order to maintain the original design concept of the Development, only the use of plantings approved by the DRB may be used to partially screen lots from neighbors or the street," and

WHEREAS, by reason of certain events which have occurred beyond the control of the current Board of Directors or DRC, fences have been installed on three Lots, which do not conform to the Association's architectural standards, resulting in uncertainty by owners as to what standards are being applied by the Association in connection with the requirements clearly set forth within the Design Review Manual; and

WHEREAS, the Board of Directors seeks to restate and reaffirm the Association's restrictions as set forth in the Design Review Manual and enforced by the DRC, which apply to all owners and residents, so as to enable current and future members of the Association and

future Boards of Directors, to understand, with certainty, what covenants, conditions, laws, and standards are hereafter applicable, without regard to circumstances which may have occurred in the past beyond the control of the Board of Directors, and by this document the Board intends to accomplish said purpose;

NOW, THEREFORE, be it resolved by the Board of Directors as follows:

1. The above recitations are incorporated herein and made a part hereof by reference.
2. This community was developed with the intent that the homes harmonize with each other and present a pleasing and consistent style.
3. To ensure the preservation of the existing harmonious design and to prevent the introduction of design that is not in keeping with the community, the Board of Directors hereby recognizes and adopts the location, size, type and appearance of the existing, as-built community as its architectural standard except as provided below.
4. As of the effective date hereof (the date upon which this Resolution is approved by the Board), the restrictions contained in the Design Review Manual shall be consistently and uniformly enforced. Specifically, no fences, walls, or similar structures shall be permitted on the Lots, and only the use of plantings approved by the DRC may be used to partially screen lots from neighbors or the street.
5. The Board of Directors is aware of three non-conforming fences in the community located at 3533 Shoreline Circle, 3543 Shoreline Circle, and 2396 Water View Court. It is understood that the fences on this property were previously approved by the Design Review Board; therefore, the fences shall be permitted to remain, subject to all restrictions and guidelines otherwise applicable to the properties pursuant to the Declaration, including the duty of the property owner to maintain the fence in an "attractive" condition in accordance with the general standards of the community as set forth in Article IX of the Declaration. If the fences becomes unsightly or fall into disrepair such that they cannot be restored to an "attractive" condition in the sole discretion of the DRC, the fences must be removed and may not be replaced.
6. All persons are hereby placed on notice that the existence of the above referenced non-conforming fence shall not be relevant to, or impact, the DRC or Association's right to uniform enforcement of the terms of the Design Review Manual, the Declaration, the Declaration of Covenants and Restrictions for Cobb's Landing, the Florida Statutes, and this Resolution from this date forward.
7. The DRB and/or the DRC may adopt further architectural standards and guidelines, from time to time to ensure clarity and to preserve the subdivision's architectural standards and harmony as established at time of its development, consistent with its documentary authority above described.

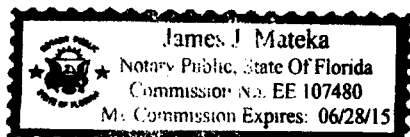
26th IN WITNESS WHEREOF, the Board of Directors has adopted this Resolution on this
day of February, 2013.

SANCTUARY AT COBB'S LANDING
HOMEOWNERS ASSOCIATION, INC.

By: Susan Hamill
Susan Hamill, President

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4th day
of MARCH, 2013, by Susan Hamill, as President of the Sanctuary at Cobb's
Landing Homeowners Association, Inc., on behalf of the corporation, who acknowledged that
she executed this document on behalf of the corporation. She is personally known to me or has
produced _____ as identification.



[Signature]
Notary Public
JAMES J. MATEKA
Printed Name