

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC.**

TREE AND SHRUB PROHIBITION ON LAKE MAINTENANCE EASEMENTS

WHEREAS, the layout of lots and boundaries between lots and between lots and water management tracts (each sometime referred to as a “lake”) as submitted to the Village of Wellington and filed with Palm Beach County created a 20 foot wide Lake Maintenance Easement (sometimes referred to as “L.M.E.”) behind each lot bordering a lake;

WHEREAS, the Lake Maintenance Easements were dedicated in the submissions and filings for the Grand Isles Master Homeowners Association, Inc. to perform maintenance;

WHEREAS, recorded Plats designating the Lake Maintenance Easements also contain a tree and shrub installation prohibition, generally stating:

No buildings or any kind of construction or trees or shrubs shall be placed on any easement without any prior written approval of all easement beneficiaries and all applicable Village approvals or permits as required for such encroachment.

WHEREAS, the Association has sought to be diligent enforcing the tree and shrub installation prohibition within the Lake Maintenance Easements;

WHEREAS, recently a small number of owners have unilaterally, without seeking or obtaining approval from the Association and the Village, installed trees within the lake maintenance easements;

WHEREAS, these installations are on Association Common Area;

WHEREAS, the installations either have or are anticipated to interfere with the Association’s lake maintenance activities as well as governmental permitting and licensing requirements;

WHEREAS, each owner is required to maintain the lake maintenance easement adjoining the owner’s homesite, as stated in Declaration Article VI, Section 6 [page 13], Declaration Article VII, Section 6(c) [page 16], and Declaration Article IX, Section 10 [page 25];

WHEREAS, landscaping is expressly prohibited to be placed within any Lake Maintenance Easement as stated in Declaration Article VII, Section 6(d);

NOW THEREFORE, the Board of Directors of GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC. amends the Rules and Regulations concerning “Common Areas,” Rule 1, to clarify as follows (Additions underlined).

1. The Association shall operate and administrate the Common Area for the use and benefit of the Owners, except:

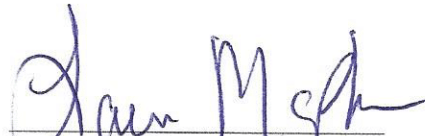
1.1. At Home Sites that adjoin water bodies, the homeowner shall maintain to the edge of the adjacent lake, canal, or other water bodies as such edge may change from time to time by virtue of changes in water level.

1.2. Homeowners shall maintain their Home Site and adjoining property to the edge of the adjoining paved roadway, including drainage areas and swales.

1.3. Homeowners shall not install, or permit installation of, landscaping, including trees and shrubs, on a Lake Maintenance Easement.

The Association reaffirms this prohibition is added for clarification and emphasis. Any installations occurring after July 1, 2017, on a Lake Maintenance Easement without the Association's prior written approval must be removed no later than July 1, 2022, as part of the adjoining owner's maintenance responsibilities stated in the Declaration and Association Rules.

ADOPTED on the ^{19th}~~21st~~ day of May, 2022.


Lauren McPhearson, Secretary