

**BOARD RESOLUTION REGARDING BUILDING HEIGHT
ORLANDO-APOPKA AIRPORT ASSOCIATION, INC.
EFFECTIVE DATE: August 3, 2021**

WHEREAS, Orlando Apopka Airport Association, Inc. ("Association") is the not-forprofit corporation charged with the operation, maintenance and management of the Orlando-Apopka Airport, a Commercial Land Condominium ("Condominium"); and

WHEREAS, the Units in the Condominium are subject to certain covenants and restrictions as set forth in the Declaration of Condominium of Orlando-Apopka Airport, a Commercial Land Condominium ("Declaration"), the Articles of Incorporation and Bylaws of the Orlando Apopka Airport Association, recorded at Official Records Book 7431, Page 1846 et seq., Public Records of Orange County Florida, and Architectural Guidelines & Procedures (referred to collectively as "the Condominium Documents"); and

WHEREAS, the Architectural Guidelines & Procedures ("ARB Guidelines") were adopted to ensure consistency of the hangars related to design, coloring, landscaping, trim, and general aesthetics; and

WHEREAS, the Association has the authority to enforce the provisions of the Condominium Documents; and

WHEREAS, the Board of Directors ("Board") of the Association is responsible for the day to day administration of the affairs of the Association; and

WHEREAS, the Board's duty includes the enforcement of the above referenced Condominium Documents; and

WHEREAS, the Board believes that enforcement of the existing restrictions as found in the Condominium Documents is necessary for the maintenance of property values in the Condominium; and

WHEREAS, the Board wishes to provide notice that it will, on a prospective basis, consistently and even handedly enforce the Condominium Documents in accordance with the requirements of its Condominium Documents and the Florida Statutes; and

WHEREAS, Article V, Section 2(c) of the Declaration requires a Unit Owner to receive prior written approval from the Association's Board of Directors before making any "changes or alterations to any exterior wall, windows, structural or load-bearing wall." The paragraph further states: "No alteration or improvement may be made without the written approval of the Board of Directors...."; and

WHEREAS, the ARB Guidelines provides, among other things, that buildings will be 21' to the eaves, and therefore, hangars may not exceed a height of 21' to the eaves; and



WHEREAS, some Owners have constructed hangars higher than 21' to the eaves in violation of the ARB Guidelines; and

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Condominium Documents, the Board wishes to provide specific notice to all current and future Owners of its intention to consistently and even-handedly enforce the provisions of the Condominium Documents, and specifically, the provisions of ARB Guidelines related to the height of buildings; and

WHEREAS, any hangars that are in violation of the ARB Guidelines requiring a height of 21' to the eaves may remain and are "grandfathered in" as of August 3, 2021; and

WHEREAS, no Owner will be permitted to construct a hangar after August 3, 2021, unless the new or replacement hangar is in accordance with the Condominium Documents, including but not limited to, the ARB Guidelines, as amended from time to time; and

WHEREAS, the Board is authorized to adopt this Resolution and has adopted this Resolution at a duly noticed meeting, after considering the advice of legal counsel.

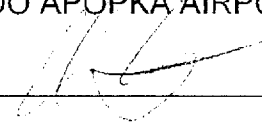
NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and each and every one is incorporated herein in its entirety by reference.
2. The construction of any alteration or improvement must be in conformance with the Condominium Documents, including, but not limited to, the ARB Guidelines, all as amended from time to time.
3. Any prior lack of consistency with respect to the height of hangars was not intended to be a waiver of the requirements of the Condominium Documents and the Board confirms its intention to enforce the requirements of the Condominium Documents, including but not limited to, the ARB Guidelines, consistently and even handedly in the future.
4. Any hangars that are in violation of the ARB Guidelines requiring a height of 21' may remain and are "grandfathered in" as of August 3, 2021. However, no Owner will be permitted construct a hangar after August 3, 2021, unless the new or replacement hangar is in accordance the Condominium Documents, including, but not limited to, the ARB Guidelines, as amended from time to time; and
5. The "grandfathering" of existing hangars is intended to be limited to any violation of the height of the hangar and it is not the intent of the Board to grandfather any other violations that may exist such as the roof pitch.
6. This Resolution was adopted by the members of the Board of Directors at a duly



noticed meeting of the Board of Directors on the 3rd day of August, 2021, and is effective on the date it is adopted. There are a total number of 7 Board Members and there were 7 in attendance at the meeting. 7 voted in favor of the Resolution and 0 voted against the Resolution.

ORLANDO APOPKA AIRPORT ASSOCIATION, INC.

BY: , President

Date: August 3, 2021
(CORPORATE SEAL)

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