

other pre-existing violations may, or may not, be "grandfathered in" within the discretion of the Board of Directors.

IN WITNESS WHEREOF, the Association has caused this Board Resolution for Cloisters Property Owners Association, Inc. to be executed and the undersigned has hereunto set their hand and seal this 24 and 25 day of May, 2022.

WITNESSES:

Kasey Kainec
Print Name: Kasey Kainec

Candy Quintall
Print Name: Candy Quintall

Sarahi Perez
Print Name: Sarahi Perez

Cathy Pierce
Print Name: Cathy Pierce

Cloisters Property Owners Association, Inc.

By: Randy Quinto-Donbier
Name: Randy Quinto-Donbier
Title: President

By: Marta Palanca
Name: Marta Palanca
Title: Secretary

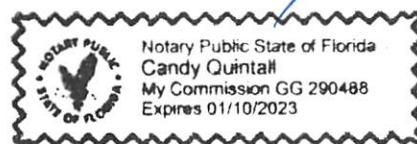
STATE OF FLORIDA)
)SS.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 24th day of May, 2022 by Randy Quinto-Donbier, as President of Cloisters Property Owners Association, Inc., on behalf of the corporation, who is personally known to me or has produced _____ as identification.

My commission expires: 01/10/2023
(SEAL)

STATE OF FLORIDA)
)SS.:
COUNTY OF PALM BEACH)

NOTARY PUBLIC, State of Florida
Print Name: Candy Quintall



The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 25th day of MAY, 2022 by Marta Palanca, as Secretary of Cloisters Property Owners Association, Inc., on behalf of the corporation, who is personally known to me or has produced FL DL as identification.

My commission expires:
(SEAL)

Stevens Milord
NOTARY PUBLIC, State of Florida
Print Name: Stevens Milord



STEVENS MILORD
Commission # HH 133331
Expires September 9, 2025
Bonded Thru Budget Notary Services

**BOARD
RESOLUTION**

CLOISTERS PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the Amended and Restated Declaration of Restrictions, Reservations and Covenants for the Cloisters ("Declaration"), operated by Cloisters Property Owners Association, Inc. ("Association") has been duly recorded in the Public Records of Palm Beach County, Florida in Official Records Book 7110, at Page 525 et seq; and

WHEREAS, amendments to the Declaration relevant to the subject matter of this Resolution have been duly recorded in the Public Records of Palm Beach County, Florida in Official Records Book 13769, at Page 1184 et seq; 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 duties include the enforcement of the Declaration, Articles of Incorporation, By-Laws and Rules and Regulations (collectively the "Governing Documents") and all amendments thereto; and

WHEREAS, Article 8.4 of the Declaration, as amended, provides for parking and vehicular restrictions; and

WHEREAS, after investigation by the Board, it appears that the foregoing parking and vehicular restrictions have not been uniformly enforced; and

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

WHEREAS, without limiting the Board's general intention to enforce all provisions of the Governing Documents, the Board wishes to provide specific notice to owners and all residents of the policies contained in the Declaration as they relate to parking and vehicular restrictions; and

WHEREAS, the Board has adopted the following Resolution at a duly noticed meeting and wishes to provide each owner with notice of the Association's intentions.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct for each and are incorporated herein in their entirety by reference.
2. Article 8.4 of the Declaration, as amended, provides the following:

See Exhibit "A".

3. Henceforth, effective July 1, 2022, the Board will strictly enforce the foregoing parking and vehicular restrictions, as the same may be amended from time to time.

This Resolution was adopted at a duly noticed meeting of the Board of Directors on the 19 day of May, 2022. Parking and vehicular restrictions in violation of the Declaration prior to the date of this Resolution and known to the Association shall be grandfathered in. After investigation, any

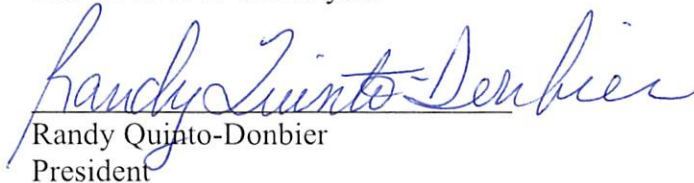
**NOTICE OF RE-ENFORCEMENT OF
PARKING AND VEHICULAR RESTRICTIONS**

Dear Cloisters Owners:

We are writing to advise you that in the past there has been inconsistent enforcement by Cloisters Property Owners Association, Inc. (the "Association") with regard to the parking and vehicular restrictions contained in Article 8.4 of the Amended and Restated Declaration of Restrictions, Reservations and Covenants for the Cloisters (the "Declaration"), and as thereafter amended. The purpose of this letter is to advise you of this history and the Association's intention to prospectively re-commence the enforcement of these covenants and restrictions.

Accordingly, this correspondence shall serve as formal notice to all Owners of the Association that as of July 1, 2022 (the "Effective Date") the parking and vehicular restrictions referenced in the preceding paragraph will be strictly enforced. With regard to any pre-existing violations, those that predate the Effective Date and have been made known to the Association will effectively be "grandfathered in" and not be subject to enforcement so if you have an existing violation and are uncertain as to whether or not the Association is aware of it, you will want to register it with the Association, in writing, prior to the Effective Date so that it can be grandfathered in, as applicable. Please note that this grandfathering in of existing or prior violations only applies to the violation itself (either the thing or the behavior that is in violation) and not to the Owner or their tenant, occupant, guest or invitee, meaning that with respect to things such as grandfathered in vehicles, any new or replacement vehicle(s) brought on site by the same Owner or their tenant, occupant, guest or invitee after the Effective Date in violation of the governing documents will be subject to strict enforcement. It is also incumbent upon you, as the Owner, to inform your tenants, occupants, guests and invitees of the foregoing information as Owners are ultimately held responsible for the actions and behaviors of such individuals.

If you have any questions or clarifications regarding the content of this letter or would like to register and/or confirm the Association's awareness of an applicable parking or vehicular violation for purposes of grandfathering, please feel free to contact the Board of Directors through management, First Service Residential, at 12794 W. Forest Hill Boulevard, Suite 31, Wellington, Florida 33414. Thank you.


Randy Quinto-Donbier
President

On behalf of the Board of Directors