

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE ENCLAVE AT MANGONIA PARK HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being all of the members of the Board of Directors, do hereby take the following action on behalf of The Enclave at Mangonia Park Homeowners Association, Inc. (herein the “Association”):

WHEREAS, in accordance with Article 5.16 of the Declaration of Covenants, Conditions and Restrictions for Enclave at Mangonia Park TH (“Declaration”), the Association, through the Board of Directors, has the power to enforce a Leasing Limit of 10% of the Residential Units; and

WHEREAS, the Board of Directors desires to establish a leasing and waitlist policy and procedure for enforcing such Leasing Limit; and

WHEREAS, Article 5.19 of the Declaration requires that residents maintain their refuse containers so as not to be visible to neighbors, except when necessary for collection; and

WHEREAS, the Board desires to remind the residents of such a restriction and to publish a notice of the Board’s intention to enforce such restrictions as of November 1, 2025; and

WHEREAS, the Board has authority to adopt rules and regulations regarding use of the Common Areas and desires to clarify the rules regarding use of the guest parking spaces.

NOW, THEREFORE, it is hereby:

RESOLVED, that the Board of Directors unanimously approves the attached “Leasing and Waitlist Policy” for enforcing the leasing restrictions of the Community, including a Leasing Limit of 10% of the Residential Units.

FURTHER RESOLVED, that the Board approves the attached letters to the Residents reflecting the current trash and recycling rules and an updated Guest Parking policy, all of which will be effective as of the dates reflected on such letters.

Adopted by the Board, this 22nd day of October, 2025.

Dr. Merris A. Smith

Marco Ballini