

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
FLAGLER POINT HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Section 9.2 of the Declaration of Easements, Covenants, Conditions and Restrictions for Flagler Point, which allows action by the Board of Directors to adopt and amend rules and regulations governing the details of the operation, use, maintenance and control of the Residences, Lots, Common Property, and any facilities or services made available to the Owners, the Board Resolves as follows:

1. The Association shall have the ability, but not the obligation, to undertake additional maintenance, repair and replacement of portions of the Lots which may, in the opinion of the Board of Directors, constitute a community-wide occurrence which is more reasonably able to be addressed by the Association rather than Lot Owners. This shall include, but not be limited to, the maintenance, repair and replacement of irrigation systems, building framing, siding, weather resistant barriers, building foundations, concrete slabs, windows, doors, sliding glass doors, and any related structural components.

2. The Association shall also have the right and standing to institute, maintain, settle, and appeal actions on behalf of the Lot Owners concerning matters of common interest to the Lot Owners, including without limitation actions concerning negligent or defective construction or design of any Lot, and all structures and other improvements located thereon, including without limitation with respect to irrigation systems, building framing, siding, weather resistant barriers, building foundations, concrete slabs, windows, doors, sliding glass doors, and any related structural components.

[SIGNATURE PAGE FOLLOWS]

