

Amended, Restated and Consolidated Declaration Overview:

- The Declaration is the governing document
- Association has seven different Declarations
- Over the years, much has changed and evolved in community development and standards of operation
- Revisions have been made to Florida Statutes and Agency rules
- Board's Goal is a consolidated Declaration
- HB 841, if enacted, may impact provisions proposed with respect to occupancy if Declaration is not adopted prior to July 1, 2018.

Process for Adoption of Uniform Declaration:

- Owners received the following documents:
 - Proposed changes to the Declaration
 - Joinder and Consent
 - Limited Proxy
 - Mortgage Questionnaire
- Workshop designed to answer questions and obtain signed documentation from Owners
- 90-day process to obtain required documents
- Upon obtaining required majority consent, of all homes, adoption occurs at a Special Meeting called for such purpose
- Revised Declaration is recorded and distributed to all Owners

Benefits:

- Comes into compliance with SWFWMD's surface water management systems standards—the most extensive area of change
- Increases the mortgage financing limitation from the current 70% of the purchase price to 80%
- Brings Declaration consistent with Articles of Incorporation requiring a majority vote
- Clarifies and brings current with Florida law, the obligation of the owner to maintain insurance for those areas under owner control
- Clarifies owner dwelling maintenance obligations
- Defines the term single-family, family relationships, and how many people may reside in a dwelling
- Addresses rental and sub-leasing of a home by a resident
- Adds the concept of allowing limited common property/special benefit area (conforms earliest declarations)