

KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.

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MATTERS FOR THE BOARD OF DIRECTORS MEETING

February 10, 2026

RESOLUTION – CARE OF LOTS
(INTERPRETIVE CLARIFICATION)

RESOLUTION NUMBER 2026-001

**Kingsland Country Property Owners Association, Inc.
(KCPOA)**

Board Resolution – Care of Lots (Interpretive Clarification)

The Board of Directors adopts this Resolution pursuant to the authority granted in the Declaration of Covenants for Kingsland Country Property Owners Association, Inc., and Chapter 720, Florida Statutes, including §720.303(1) (association powers and duties), §720.305 (enforcement authority), and §720.3075(1) (rulemaking consistent with governing documents).

1. Purpose and Authority

The governing documents require Owners to maintain their Lots and improvements in a condition that preserves the appearance, safety, and value of the community. This Resolution provides reasonable clarification of those obligations so they may be applied consistently and fairly.

2. General Maintenance Standard

Each Lot must be maintained in a condition that does not detract from the appearance of the community, create safety concerns, or reflect neglect. This standard is an interpretation of the care of lots covenants and restrictions already contained in the governing documents and is consistent with §720.303(1).

3. Conditions That May Constitute a Violation

A Lot may be deemed out of compliance when, in the reasonable judgment of the Association, conditions exist that show neglect or create an unsightly or unsafe appearance. Examples include, but are not limited to:

- Excessive growth of grass, weeds, or vegetation
- Dead, diseased, or hazardous trees or plants
- Accumulation of debris, trash, or discarded materials
- Deteriorated exterior surfaces, structures, or improvements
- Temporary coverings such as tarps, boards, or makeshift materials left in place beyond a reasonable repair period
- Any condition that materially detracts from the overall appearance of the community

These are just examples. Other similar situations might also apply within KCPOA's authority under §720.305.

4. Notice and Opportunity to Correct

Upon notice of violation, the Owner must correct the condition within the time stated in the notice. Failure to do so may result in enforcement action as permitted by the governing documents and §720.305, including fines and possible referral to legal counsel after proper notice and opportunity for a hearing.

Adoption

Adopted by the Board of Directors on the 10th day of FEBRUARY, 2026.

President



Secretary



