RESOLUTION OF THE
BOARD OF DIRECTORS OF
BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.
ASSOCIATION-OWNED SIDEWALKS

The undersigned, being members of the Board of Directors of **Boca Bridges Homeowners Association, Inc.** (the "Association"), hereby adopt this Resolution to be effective January 1, 2026.

FIRST, WHEREAS, the Board of Directors, pursuant to Section 5.1 of the Association's Bylaws, has the authority to exercise all powers and duties of the Association unless otherwise limited or restricted by the Governing Documents; and

SECOND, WHEREAS, pursuant to Declaration Article I, Section 7. "Association Property" shall mean such portions of the Property which are not included in any Lot (except those areas dedicated to the public by the Plats) and which are or shall be owned or maintained by the Association, as set forth in this Declaration and/or on the Plats for the common use and enjoyment of the Owners and Occupants within Boca Bridges, together with landscaping, personal property and any other Improvements thereon, including, without limitation, all of the following if and to the extent located thereon: all structures, gatehouses and other entranceways; the Lakes (as hereinafter defined); the "Open Space Areas" (as more particularly described in Article II, Section 2(d) below), the Recreation Tracts (as more particularly described in Article II, Section 2(a) below); wetlands; private streets, bridges, asphalt bike paths and sidewalks;.....

THIRD WHEREAS, pursuant to Declaration, Article IX Maintenance and Repair Obligations Section 1.A. the Association, at its expense, shall be responsible for the operation, maintenance, repair and replacement of all of the Improvements and facilities located over, through and upon the Association Property, including, without limitation, the Recreation Tract and Passive Rec Areas (except public utilities and Community Systems, to the extent same have not been made Association Property

FOURTH WHERAS, pursuant to Declaration, Article IX, Maintenance and Repair Obligations, Section 2.C. the Owners of all Homes shall also be responsible to: fix leaks in and otherwise maintain and repair the roofs of their Homes; repair or replace, as necessary, any broken or damaged window(s) in the Home; replace any dead or obviously dying trees on their Lots; and maintain, repair and replace any fences on their Lots (except as otherwise provided in Article X, Section 17 below). Owners of Homes shall also clean, maintain, repair, and replace the driveways located on their Lots and keep the sidewalks, if any, located on or contiguous to their Lots clean and free from any stains, trash, debris, and/or impediments to pedestrian traffic.

FIFTH, WHEREAS Sidewalk cleaning is crucial to maintaining a safe and attractive community. Cleaning can prevent slips and falls; extend the lifespan of the sidewalks; inhibit and prevent the growth of algae, mold, and weeds; and enhances curb appeal.

SIXTH, WHEREAS, the Board of Directors has found it to be administratively labor intensive to be following up with numerous homeowners persuading them to clean their sidewalks. Assuming rigorous enforcement protocols, reliance on 504 homeowners will

result in a patchwork of clean and dirty sidewalks, thereby negating the benefits of this maintenance effort.

SEVENTH WHEREAS, the Board of Directors, in their reasonable and prudent business judgment, believes that it is in the best interest of the Association to include cleaning service in the annual budget as part of the Association's obligation to maintain and repair sidewalks that are Association Property, which are not included in any Owners' Lot.

NOW, THEREFORE, be it resolved as follows:

1. The Association shall provide sidewalk cleaning services twice per year with regard to sidewalks that are contiguous to the Owners' Lots as part of the Association's obligation to maintain and repair the Association Property sidewalks.

2. Sidewalk cleaning service costs shall be included in the Association's annual budget.

3. The Association's provision of sidewalk cleaning services twice per year is supplemental to and shall not be construed to relieve or absolve, Owners of Homes of their duty and responsibility under the Declaration to keep the sidewalks, if any, located on or contiguous to their Lots clean and free from any stains, trash, debris, and/or impediments to pedestrian traffic.

4. The maintenance, repair, and cleaning of any sidewalk located on an Owner's Lot shall be the sole responsibility of the Owner of the Home.

The foregoing Resolution is passed by the Board of Directors by a vote of 5 in favor and zero 0 against and 0 abstained.

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.

By: _____, **President** **Date:** 9/16/25

Name: **Jon Schmidt**