

TUSCANY SUBDIVISION AT TAMPA PALMS OWNERS ASSOCIATION, INC.

RESOLUTIONS REGARDING ARCHITECTURAL CONTROL STANDARDS

WHEREAS, the Tuscanly Subdivision at Tampa Palms Owners Association, Inc. (the "Association") Articles of Incorporation authorize the Association to adopt reasonable resolutions from time to time that are consistent with the rights and duties established by the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscanly Subdivision at Tampa Palms, recorded in Official Records Book 18401, Page 342 of the Public Records of Hillsborough County, Florida, as amended from time to time (the "Declaration"); and

WHEREAS, Article VI of the Declaration reserved the right of architectural approval solely to the Association, with the Modifications Committee ("MC") having authority to establish reasonable rules and regulations regarding use of the property subject thereto, and the Board of Directors ("Board") and MC have determined that it is in the best interest of the health, safety and welfare of the membership to provide an aesthetically pleasing community and maintain architectural control of all improvements built on the property that is subject to the Declaration, which includes individual homeowner lots as well as common areas; and

WHEREAS, the Tuscanly Subdivision community was developed with the intent that homes and other improvements present a pleasing, harmonious, and consistent design and style; and

WHEREAS, pursuant to Section 720.3035, *Florida Statutes*, effective as of July 1, 2007, the Association by and through the rulemaking power of the Board has adopted detailed guidelines and standards governing architectural control; and

WHEREAS, the Association desires to preserve the existing harmonious architectural design and style of the homes in Tuscanly Subdivision and to prevent the introduction of design and style that are not in keeping with the existing homes in the Tuscanly Subdivision community.

NOW, THEREFORE, BE IT:

RESOLVED, that the Board of Directors and MC recognize and adopt the design and style of the existing, as-built (and properly approved as otherwise required by the Declaration and Articles of Incorporation) improvements as the standard by which the MC of Tuscanly Subdivision shall review, approve, and control the design of any and all improvements constructed upon the Tuscanly Subdivision property; and

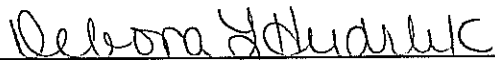
RESOLVED, that the standard described above shall continue in effect until the Association adopts and publishes new guidelines and standards; and

RESOLVED, that each Owner shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches, doors and windows that are already in use within the Tuscany Subdivision community for comparable lot types. If the Owner's property is located in a neighborhood of distinctive character and style, such owner's choices as to the foregoing shall be limited to those in the surrounding neighborhood.

IN WITNESS WHEREOF, the Board of Directors and MC of Tuscany Subdivision at Tampa Palms Owners Association, Inc. has adopted the foregoing resolutions upon motion made by Debi Hudrlik and seconded by Barry Karpay and passing with a vote of 2 in favor and 0 opposed. on this 20th day of October, 2011, at a duly called and properly noticed meeting of the Board of Directors and MC at which a quorum was present.

Tuscany Subdivision at Tampa Palms Owners Association, Inc.

By: 
Barry I. Karpay, President

By: 
Debora L. Hudrlik, Secretary

MC

By: 
I Debora L. Hudrlik, Chairperson