

This Instrument prepared by:
McCabe & Ronsman
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Ponte Vedra Beach, FL 32082

THE BOXWOOD AT BAYMEADOWS CONDOMINIUM ASSOCIATION, INC.

RESOLUTION PROHIBITING FIREWORKS ON CONDOMINIUM PROPERTY

THIS RESOLUTION is made this 8th day of May, 2021 by the Board of Directors of THE BOXWOOD AT BAYMEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida Corporation not-for-profit ("Association").

WHEREAS, the Association is governed by the Declaration of Condominium for the Boxwood at Baymeadows, a Condominium recorded in the Official Records of Duval County, Florida on March 12, 2003 at Book 10964, Page 1346 et seq. as subsequently amended thereafter from time to time (the "Declaration").

WHEREAS, the Declaration, Article XV(C) prohibits nuisances – providing "No Nuisance shall be allowed upon the Condominium Property, nor any use or practice which is the source of annoyance to residents or which interferes with the possession and proper use of the Condominium Property by Residents."

WHEREAS, the Declaration, Article XV(E) provides that reasonable Rules and Regulations concerning the use of the Condominium Property may be made and amended and time to time by the Board of Directors (the "Board").

WHEREAS, the Board finds that fireworks are a violation of the Association's Rule and Regulation Section D, governing noise.

WHEREAS, the Board finds due to light pollution and noise that fireworks are both a nuisance and a fire hazard when deployed by untrained civilians in a residential setting.

WHEREAS, the Board finds that the noise emanating from deployed fireworks disturbed other residents and may startle residents as well as pets.

WHEREAS, there is no current statute prohibiting Condominium Association from adopting rules and regulations prohibiting fireworks on Condominium Property as well as during "designated holidays" as defined by Section 791.08, Florida Statutes.

NOW, IT IS RESOLVED that the Board of Directors, hereby evidences the passage of this Resolution to provide notice to all members, tenants, guests, and invitees of the following fireworks prohibition:

1. No Owner, tenant, guest, invitee, licensee, or other person(s) who resides or is temporarily staying on Condominium Property shall store and/or deploy fireworks in their Unit. No Owner, tenant, guest, invitee, licensee, or other person(s) who resides or is temporarily staying on Condominium Property shall and/or in any Common Elements and Condominium Property of The Boxwood at Baymeadows Condominium. Such storing and deploying is a fire hazard

and a violation of the Declaration of Condominium use restrictions and of the Rules and Regulations noise ordinance. This prohibition of fireworks includes, but is not limited to, firecrackers, bottle rockets, sparklers, roman candles, rockets, shells and mortars, fountains, multiple tube devices, and novelty devices including, but not limited to, airplanes, helicopters, spinners, snakes, and party poppers.

- 2. Those Owners, tenants, guests, invitees, licensees, or other persons(s) who violate this Resolution are subject to fines, suspension of use of the Common Elements, and all other enforcement remedies set forth in the Declaration, Rules and Regulations, and other governing documents.

IN WITNESS WHEREOF, the duly authorized officers of the undersigned Association have executed and attest to this Resolution this 8th day of MAY, 2021.

THE BOXWOOD AT BAYMEADOWS
CONDOMINIUM ASSOCIATION, INC.

By: Alfred Wells
_____, President

By: Saurabh Romage
_____, Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby acknowledge that on this 8th day of May, 2021 before me personally appeared the above signed, as President and Secretary of THE BOXWOOD AT BAYMEADOWS CONDOMINIUM ASSOCIATION, INC. respectively, who are [] personally known to me or [] who have produced FL DL as identification, and who acknowledged before me that they executed the foregoing instrument and that they did take an oath.

WITNESS my hand and official seal in the County and the State last aforesaid this 8th day of May, 2021.

Danielle Lewis
Notary Public, State of Florida
At Large

