

**BOARD RESOLUTION
ESTERO POINTE COMMUNITY ASSOCIATION, INC.**

WHEREAS, Estero Pointe Community Association, Inc. (the "Association") is the entity responsible for the operation of Estero Pointe, as described in the Declaration of Covenants, Conditions, Restrictions and Easements for Estero Pointe recorded at Instrument No. 2016000228419, of the Public Records of Lee County, Florida, as amended (the "Declaration"); and,

WHEREAS, the Association is responsible for administering and enforcing the restrictions set forth in the Declaration; and,

WHEREAS, Article 9.8 of the Declaration, pertaining to the working fund contribution, provides:

9.8. Working Fund Contribution.

Each subsequent Owner of a Lot (meaning any Owner who purchases a Lot from a previous Owner other than Declarant) shall pay to the Association a Working Fund Contribution at the time legal title is conveyed to such Owner by the previous Owner. The Working Fund Contribution shall be One Thousand Five Hundred and No/100 Dollars (\$1,500.00) for each Lot and each subsequent conveyance of the Lot. The amount of the Working Fund Contribution is subject to change in the Board's sole discretion, however, the Board may not change the Working Fund Contribution amount without Declarant's written consent so long as Declarant owns any Lot in Estero Pointe. The purpose of the Working Fund Contribution is to ensure that the Association will have cash available for initial start-up expenses, to meet unforeseen expenditures and to acquire additional equipment and services deemed necessary or desirable by the Board. Working Fund Contributions are not advance payments of Individual Lot Assessments and shall have no effect on future Individual Lot Assessments, nor will they be held in reserve. To further ensure that the Association will have sufficient cash available to pay for start-up expenses, Operating Expenses and other expenses, Declarant may from time to time advance to the Association the Working Fund Contribution applicable to any Lot(s) prior to the time legal title to such Lot(s) is conveyed to the Owner(s) thereof. In the event Declarant advances the Working Fund Contribution applicable to any Lot, then, at the time legal title to such Lot is conveyed to the Owner thereof, the Working Fund Contribution to be paid by such Owner to the Association pursuant to this Section 9.8 shall be paid directly to Declarant in reimbursement of the advance, instead of to the Association. Working Fund Contributions (whether paid by Owner or advance by Declarant) may also be used to offset Operating Expenses; and,

WHEREAS, the Board desires to increase the Working Fund Contribution.


NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and are hereby incorporated into this resolution.

2. The Working Fund Contribution shall be increased to five thousand dollars (\$5,000.00) for each Lot and subsequent conveyance of the Lot.

Resolved by a majority of the Board of Directors this 1st day of November, 2022 at a duly-called and properly-noticed meeting of the Board at which a quorum was present.

ESTERO POINTE COMMUNITY ASSOCIATION, INC.

By: 
Christopher Reddish, Association President

Attest: 
Tammy Dean, Association Secretary