

Tidelands Condominium Association, Inc.
Resolution by the Board of Directors

Administration Resolution 2021-001: Policy for the Board of Directors to allow sunscreens on patios within the Tidelands Condominium Association.

Whereas, the Tidelands Condominium Association, Inc. ("Association"), is a corporation not for profit, organized pursuant to Chapter 617, Florida Statutes, for the purpose of managing, operating, and administering the condominium known as Tidelands, a Condominium; and

Whereas, Article X of the Articles requires the Board of Directors ("Board") to exercise the powers and duties of the Association in accordance with the Condominium Documents and Chapter 718, Florida Statutes ("Condominium Act"); and

Whereas, The Tidelands documents require that, **"No unit owner shall make any alterations in the building or the common elements which are to be maintained by the Association or remove any portion thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety or soundness of any portion of the condominium property and/or association property or which in the sole opinion of the Board would detrimentally affect the architectural design of the condominium property without first obtaining the written consent of the board."**

Whereas, Florida courts have defined material alteration or addition in the condominium setting to mean "to palpably or perceptively vary or change the form, shape, elements or specifications of a building from its original design or plan or existing condition in such a manner as to **appreciatively affect or influence its function, use or appearance.**"

Now, Therefore, Be it resolved that:

Owners will be allowed to have sunscreens installed on their lanai with the following stipulations:

- A. The sunscreen must be a 5% openness factor
- B. The sunscreen must be the color known as 2502 White/Crème or 2504 White/Beige
- C. The sunscreen must be professionally installed by Blinds by Jason or Board approved licensed contractor. Such approval must be in writing.

VOTE	YES	NO	ABSTAIN	ABSENT
Robert Schuch, President		x		
Lynn Gaddis, 1 st Vice President	x			
William A. Aldridge, 2 nd Vice President	x			
Jeffery Cooke, Treasurer	x			
Ronald Flora, Secretary	x			

Attest:



Secretary

Date:

April 1st 2021