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**RESOLUTION OF THE BOARD OF DIRECTORS
MODIFICATION #2 TO DESIGN REVIEW GUIDELINES 2018
(Adopted at the 27 August 2018 Executive Meeting of the Board of Directors)**

AMENDMENT TO THE DESIGN REVIEW GUIDELINES AND RULES AND REGULATIONS

Pursuant to Article IX, Section 34 of the Lake Bernadette Amended and Restated Declaration of Covenants, Restrictions, and Easements, the Board of Directors may adopt Additional Rules and Regulations. The Board of Directors may establish such additional rules and regulations as may be deemed for the best interests of the Association and its Members for the purposes of enforcing the provisions of Article IX of the Amended and Restated Declaration. In addition, pursuant to Article VIII, the Board of Directors can establish guidelines for the DRB. The Design Review Guidelines are established to facilitate, evaluate and review parcel owners' requests for changes to established architectural standards in the community, to include improvements, alterations and/or additions to the property. These Design Review Guidelines and Rules and Regulations may be changed/amended/modified/added-to/deleted/supplemented by a majority vote of the Board of Directors at any of its regular or special meetings.

AUTHORITY

The authority for the Design Review Guidelines is set established in the Declaration sections cited above. The Amended and Restated Declaration encumbers every lot and parcel in the Lake Bernadette subdivision (the Total Property). The DRB is responsible for carrying out its duties on behalf of the Board of Directors for the benefit of the entire Lake Bernadette community.

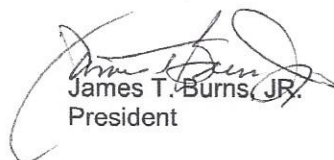
Therefore, it is Resolved: Swimming pools and spas, above or below ground, are not permitted in any of the Villas/Townhome communities due to the small, close nit construction of the Villas and Townhomes in Lake Bernadette and the small-sized lots in the Villas and Townhome sections of Lake Bernadette. Small portable spas may be permitted in existing closed lanais of any villa.

It is Further Resolved: Structural expansion of the individual Villa/Townhome structures beyond the original roof line is prohibited.

Requests for variance: If a variance is requested by an owner and exceptional justification is presented by a lot owner to the DRB, the DRB can grant a variance, with or without conditions for the approval of the variance. The reasons for an exceptional approval of a requested variance will be considered by the DRB on a case by case basis. Requests for variance are not automatic and any approved variance will not be considered precedent setting.

Existing small expansion structures such as small sitting rooms and/or porches, that pre-date this Amendment, are considered grandfathered.

Approved by majority vote of the Lake Bernadette Board of Directors on 27 August 2018.


James T. Burns, JR.
President


James Callaghan
Secretary