

Record and Return to:  
Crabtree Law Group, P.A.  
8777 San Jose Blvd, Bld. A, Suite 200  
Jacksonville, FL 32217

A RESOLUTION BY THE BOARD OF DIRECTORS OF  
WINDSOR POINTE CONDOMINIUM ASSOCIATION, INC.  
ESTABLISHING STANDARDS OF FLOORING

WHEREAS, paragraph 14.9, "Floor Coverings" of the Declaration of Condominium for Windsor Pointe A Condominium, recorded in Book 10547, Pages 924-1026, with the Clerk of Courts for Duval County states "Hard and/or heavy surface floor coverings such as tile and wood will be permitted only in approved areas. All other areas are to receive sound absorbent, less dense floor coverings, such as carpeting. Use of hard and/or heavy surface floor covering in any location must be submitted to and approved by the Board of Directors and also must meet applicable structural requirements and sound transmission restrictions. . . Owners will be held strictly liable for violation of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violation."

WHEREAS, paragraph 14.8 of same document states "No noxious or offensive activity shall be allowed upon the Condominium property, nor any use or practice which is the source of annoyance or nuisance to Unit Owners or guests or which interferes with the peaceful possession and proper use of the Condominium Property by residents."

WHEREAS, there is not an established standard for flooring currently in place;

WHEREAS, at least a majority of the Board of Directors approved this Resolution at a properly noticed meeting of the Board of Directors held on July 7, 2020, where quorum was obtained and a copy of this Resolution was provided to all Owners at least fourteen (14) days in advance of said meeting;

NOW THEREFORE BE IT RESOLVED by the Board of Directors that the specifications governing the right of unit owners to install hard floor surfaces shall be as follows:

1. Any change in existing flooring shall comply with the building code of Jacksonville, Florida. Any contract for such installation shall be in writing and shall be with a properly licensed contractor or flooring may be installed by owner.
2. Prior to commencement of installation of any flooring, the unit owner shall give written notice to the Board of Directors of the owner's intention to make such installation. The owner shall additionally provide the Board with a copy of the agreement for the installation and an estimated work schedule.
3. All flooring materials for upper level units must have an acoustical underlayment with a minimum IIC Rating of 65 and minimum STC Rating of 65.
4. The Board of Directors reserves the right to inspect flooring to ensure adequate underlayment is installed. Owners will be provided at least forty-eight (48) hours' notice prior to inspection.

ADOPTED by the Board of Directors this 7<sup>th</sup> day of July, 2020.

**CERTIFICATE OF RESOLUTION**  
**FOR**  
**WINDSOR POINTE CONDOMINIUM ASSOCIATION, INC.**  
**A Florida not for profit corporation**

THE UNDERSIGNED do hereby certify that at least a majority of members of its Board of Directors of Windsor Pointe Condominium Association, Inc. duly approved, adopted and enacted this Resolution at the meeting of the Board of Directors stated herein.

IN WITNESS WHEREOF, the Association has caused these presents to be executed as required by law on this, the day and year first above written.

Signed, sealed and delivered in the presence of:

WINDSOR POINTE  
CONDOMINIUM ASSOCIATION, INC.,  
a Florida Not-For-Profit Corporation

*Elizabeth Crawford*

Elizabeth Crawford

*Carmen Johns*

By: Carmen Johns  
Its: President

*Rhonda Hutto*

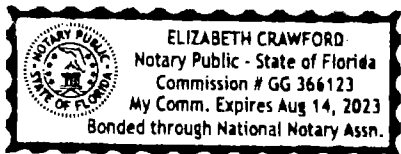
Rhonda Hutto

*Misty Smith*

Attest By: Misty Smith  
Its: Secretary

STATE OF FLORIDA        )  
COUNTY OF DUVAL        )

The foregoing instrument was acknowledged before me [x] by physical presence or [ ] by online notarization, this 15<sup>th</sup> day of July, 2020, by Carmen Johns, as President for the Windsor Pointe Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who (✓) is personally known to me or provided ( ) \_\_\_\_\_ as identification, and who did take an oath.



*Elizabeth Crawford*  
(Print Name Elizabeth Crawford)

NOTARY PUBLIC, State of Florida

At Large.

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_