

LAW OFFICES OF
CIANFRONE & De FURIO
A Partnership of Professional Associations
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Dan@attorneyjoe.com

Joseph R. Cianfrone, P.A.
James R. De Furio, P.A.

Stephan C. Nikoloff, Esq.
Tiffany A. Grant, Esq.
Allison J. Brandt, Esq.
Daniel J. Greenberg, Esq.
Mary Zewalk Thomas, Esq.
David J. Lopez, Esq.

(727) 738-1100
(727) 733-2154
Fax (727) 733-0042

Neil E. Polster, Esq.
Of Counsel

JUNE 12, 2013

To the Homeowners Within
The Village at Bentley Park Homeowners Association, Inc.

Re: Resolution Regarding Tree Maintenance

Dear Homeowners:

Enclosed please find a Resolution of the Board of Directors addressing the tree maintenance in the community.

Article IX, Section 2 of the Declaration provides that owners are responsible for a number of exterior maintenance responsibilities, including maintenance of trees. The Board has taken proper steps to resolve that the tree maintenance provision will be fully enforced.

Please be advised that the Association, as of the date of this correspondence, will take full enforcement measures for any violation of the referenced maintenance provision.

I thank you for your cooperation in abiding by the governing documents of The Village at Bentley Park and in relation to this issue.

Please direct any questions regarding this matter to the Board or the property manager.

Sincerely,

JOSEPH R. CIANFRONE, P.A.



Daniel J. Greenberg

DJG:bm
Enclosure

PREPARED BY AND RETURN TO:
JOSEPH R. CIANFRONE, P.A.
1964 BAYSHORE BOULEVARD
DUNEDIN, FL 34698

10' up to
Front

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
THE VILLAGE AT BENTLEY PARK HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions for The Village at Bentley Park contains a tree maintenance provision at ARTICLE IX, MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION, Section 2 - Exterior Maintenance Responsibility of Owner, subparagraph (a), which reads as follows:

**ARTICLE IX
MAINTENANCE RESPONSIBILITIES OF THE ASSOCIATION**

Section 2. Exterior Maintenance Responsibility of Owner.

(a) The Association shall not have exterior maintenance responsibilities, periodic or otherwise, for Lots; except that the Association shall mow the frontyards of all Lots and the backyards of each Lot where the Lot is unimpeded by fences or landscaping. In the event any Owner has failed to maintain the exterior of his Lot in accordance with general standards of the community or any Owner has failed to paint or repair the exterior of the dwelling on the Owner's Lot within the time span or within the color schemes set out in the Association's rules and regulations and/or architectural criteria and standards then, after reasonable notice to the Owner specifying such failure and upon Owner's neglect or refusal to remedy the problem, the Board of Directors, in addition to maintenance of the Common Properties, may provide any of the exterior maintenance upon each dwelling it deems necessary in its sole discretion, including, but not limited to, the following: painting; repairs; replacement and care of roofs; gutters; downspouts; exterior building surfaces; trees; shrubs; grass; walks; driveways; and other exterior improvements.

WHEREAS, over the years, the Board of Directors has not actively enforced the tree maintenance provision; and

WHEREAS, the current Board of Directors has determined that it shall enforce the maintenance provision requiring owners to maintain the trees on their lot from MAY 28, 2013 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on MAY 28, 2013, the Board has determined as follows:

1. Article IX, Section 2 of the Declaration of Covenants and Restrictions for The Village at Bentley Park, shall henceforth be enforced against all residents.
2. The Board of Directors shall provide a copy of this Resolution to all owners.
3. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Date: May 28, 2013

THE VILLAGE AT BENTLEY PARK
HOMEOWNERS ASSOCIATION, INC.

By: *Charles Fiore*
CHARLES FIORE, President

ATTEST:

Judith H. Ginnis
Judith H. Ginnis Secretary