

WINSTON TRAILS FOUNDATION, INC.

RESOLUTION OF BOARD OF DIRECTORS REGULATING HURRICANE SHUTTERS  
IN WINSTON TRAILS

THIS RESOLUTION is made this 11th day of November 2004 by Winston Trails Foundation, Inc. (the "Foundation"), to wit:

WHEREAS, the Foundation is a Florida not for profit corporation and is the entity responsible for the operation and management of the Winston Trails planned residential community, in Lake Worth, Florida ("Winston Trails");

WHEREAS, Winston Trails and the Foundation are governed by the recorded Declaration of Covenants and Restrictions for Winston Trails ("Declaration"), recorded in Official Records Book 7820, Page 281, et seq., public records of Palm Beach County, Florida;

WHEREAS, the Declaration and the Bylaws governing the Foundation authorize the Board of Directors of the Foundation to promulgate rules and regulations governing the use, management and control of the Properties, including the Units in Winston Trails;

WHEREAS, the Declaration imposes specific prohibitions, restrictions and limitations on owners' rights to and maintenance of the Improvements on their lots;

WHEREAS, residents of Winston Trails have expressed their intentions of installing hurricane shutters on their Units prior to leaving the community during the Summer months, and leaving the shutters up on their Units during the time they are away from Winston Trails;

WHEREAS, the Declaration requires that each Owner maintain his/her Unit in a manner consistent with the general appearance of the Properties and that is neat and attractive;

WHEREAS, the Board is concerned about the esthetic impact and possible security concerns posed by homes on which shutters have been installed for a continuous, longer-term period of time;

WHEREAS, the Board of Directors finds that the regulation of time periods in which Owners may install and remove hurricane shutters from their homes in Winston Trails will promote and preserve the esthetic and architectural values in the community, and will enhance and preserve the safety and welfare of the residents of Winston Trails; and,

WHEREAS, the Board of Directors met on November 9, 2004, at a duly called and noticed meeting of the Board at which a quorum was present, and discussed the foregoing issues and findings and

approved by majority vote to promulgate rules and regulations limiting owners' use of and installation of hurricane shutters within Winston Trails.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Board of Directors enacts and promulgates the following Rules and Regulations governing the installation and use of hurricane shutters in Winston Trails.

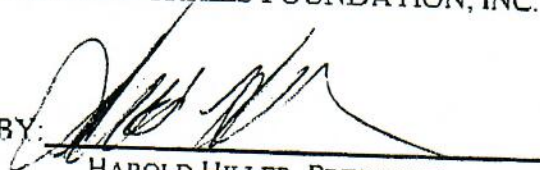
1. Hurricane Season. Each Owner who plans to be absent from his/her Home during the hurricane season shall prepare the Home and Lot prior to departure by removing all furniture, potted plants and other movable objects, if any, from the covered patio or screen enclosure area, if any, and from the outside of the Home. The Owner shall also designate a responsible person or individual to care for the Home and Lot should it suffer hurricane damage.

2. Hurricane Shutters. No hurricane shutters shall cover window or door openings until a tropical storm or hurricane watch has been issued by the National Weather Service. No shutter shall be permitted to be installed that has not been approved, as to style or specification, by the Development Review Board. After a hurricane or tropical storm has exited the Winston Trails area (as indicated by the lifting of any hurricane or tropical storm warning or watch), the Owner must remove the shutters within no longer than seven (7) calendar days.

3. The Winston Trails Foundation, Inc., shall have the right to enforce any violation of these rules by any owner, tenant, resident or guest of any of them as provided for in Article IX of the Declaration, including without limitation the right to levy fines, obtain injunctive or other relief, seek damages or a combination of remedies. The Foundation shall further have the right, upon ten (10) days' written notice to the Owner to have the shutters removed and to charge the owner the cost and expense of such removal as a Special Assessment under Article VI of the Declaration.

IN WITNESS WHEREOF, on behalf and at the direction of the Board of Directors of the Winston Trails Foundation, Inc., the undersigned has set his hand and seal on the date first above written.

WINSTON TRAILS FOUNDATION, INC.

BY:   
HAROLD HILLER, PRESIDENT

Attest:   
Signature

Ann Marie Smith, Admin. Asst.  
Printed Name Title

