

PREPARED BY AND RETURN TO:  
JOSEPH R. CIANFRONE, ESQ.  
Joseph R. Cianfrone, P.A.  
1968 Bayshore Blvd.  
Dunedin, FL 34698

RESOLUTION  
OF  
THE BOARD OF DIRECTORS  
OF  
BALINTORE HOMEOWNER'S ASSOCIATION, INC.

Upon motion duly made, seconded and approved by a unanimous vote of the Board of Directors of Balintore Homeowner's Association, Inc. on the date noted below, the Board adopted the following resolution.

WHEREAS, Balintore Homeowner's Association, Inc. (hereinafter "Association") is the entity charged with the enforcement of the Declaration of Covenants, Conditions and Restrictions for Balintore as recorded in O.R. Book 8785, Page 940 et. seq. of the Public Records of Pinellas County, Florida; and

WHEREAS, pursuant to the Declaration, the Board of Directors of the Association shall adopt an annual budget and impose assessments in accordance with the terms of the Declaration; and

WHEREAS, the Board has determined the Owners of the Lots within Balintore shall have three options for the payment of the annual assessment; and

WHEREAS, the Board of Directors has carefully considered all of the issues in relation to this matter and makes the following determination.

NOW, THEREFORE, be it resolved by the Board of Directors of Balintore Homeowner's Association, Inc., in a regularly scheduled Board meeting this \_\_\_\_\_ day of \_\_\_\_\_, 2001, the following:

1. The Owners of Lots shall have three options for the payment of the annual assessment.

a. Option 1 shall be to pay the entire assessment on or before January 1 of each calendar year;

b. Option 2 shall be to pay the annual assessment in two equal installments on or before January 1 and on or before July 1, of each year;

c. Option 3 shall be to pay the annual assessment in four equal installments on or before January 1, April 1, July 1, and October 1, of each year.

2. All assessments are due on the first (1<sup>st</sup>) of the month and the assessments will be late as of the fifteen (15<sup>th</sup>) of the month, and delinquent as of the thirtieth (30<sup>th</sup>) of the month for any month when the assessment or installment shall be due under the plan selected by the Owner.

3. The Lot Owner shall notify the Association in writing of his/her decision to elect either the semiannual payment plan or the quarterly payment plan on or before January 1 of each year.

4. In the event the Owner elects either payment plan, an administrative fee shall be paid with the January 1<sup>st</sup> installment. The administrative fee shall be \$30.00 for the semiannual payment plan. The administrative fee shall be \$40.00 with the quarterly payment plan.

5. If any payment is not received by the 30<sup>th</sup> of the month in any month in which a payment is due, any payment plan for that year for such Lot shall be automatically cancelled and the full balance of the annual assessment shall be due. There shall be no refund of any prepaid administrative fee in the event the payment plan is cancelled.

6. The foregoing Resolution shall not alter any of the obligations of the Declaration and other governing documents of Balintore.

Date: 9/19/01

BALINTORE HOMEOWNER'S  
ASSOCIATION, INC.

Barbara H. Matthews

Witness  
BARBARA H. MATTHEWS

Print Name

Mary Lynne Healy

Witness  
MARYLYNNE HEALY

Print Name

By: [Signature]  
President

Attest: [Signature]  
Secretary

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this  
19 day of September, 2001, by Robert Kralowetz,

as President and Edward Berger, as Secretary of BALINTORE HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced Personally known as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

NOTARY PUBLIC:

Yvonne R. Pugliese

State of Florida at Large

My Commission Expires:

Balintor\Resolution

