

**LAKE MANDARIN HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGARDING ARCHITECTURAL CONTROL STANDARDS**

WHEREAS, Lake Mandarin Homeowners Association, Inc.'s ("Association") Amended Declaration of Covenants, Conditions and Restrictions, recorded in O.R. Book 16605, Page 1899, et. seq. of the Public Records of Duval County, Florida, as amended from time to time ("Declaration"), authorizes the Association to provide for architectural controls consistent with the rights and duties established by the Association's Declaration; and

WHEREAS, Paragraph 6 of the Declaration reserves the right of architectural approval for lot modifications to the Board of Directors of the Association or an Architectural Review Committee ("ARC"), and the Board of Directors has determined that it is in the best interest of the health, safety, and welfare of the community to preserve the aesthetically pleasing appearances of the properties subject to the Declaration, which includes individual homeowner lots as well as common areas; and

WHEREAS, the Lake Mandarin HOA community was developed with the intent that homes and other improvements adhere to a pleasing, harmonious, uniform, and consistent design and style; and

WHEREAS, pursuant to Section 720.3035, *Florida Statutes* and the Declaration, the Association and its ARC, by and through their rulemaking power, seeks to adopt objective guidelines and standards governing architectural control and approval; and

WHEREAS, the Association desires to preserve the existing harmonious architectural design and style of the homes within the community to prevent the introduction of designs and styles that are not in keeping with the existing homes in Lake Mandarin HOA.

NOW, THEREFORE, BE IT:

RESOLVED, that the Board of Directors recognizes and adopts the design and style of the existing, as-built (and properly approved as otherwise required by the Declaration and Articles of Incorporation) improvements as the standard by which the Board or Architectural Review Committee of the Association shall review, approve, and control the design of any and all improvements constructed within the Lake Mandarin HOA community; and

RESOLVED, that the standard described above shall continue in effect until the LMHOA Association adopts and publishes new guidelines and standards that shall operate in conjunction with these standards; and

RESOLVED, that each Owner shall be permitted to use any of the architectural styles, setbacks, colors and color combinations, materials, roof pitches, doors, windows, improvements, landscape maintenance that are already in use within the Lake Mandarin HOA community for comparable lot types. If an Owner's property is located in a uniquely designed portion of the community, such Owner's choices as to the foregoing shall be limited to similar lots in the surrounding neighborhood.

IN WITNESS WHEREOF, the Board of Directors of Lake Mandarin Homeowners Association, Inc. have adopted the foregoing resolutions upon motion made by Kimberley Stanton, and seconded by Rob Zirnstein, and passing with a vote of 6 in favor and 1 opposed on this 13th day of January, 2026, at a duly called and properly noticed meeting of the Board of Directors at which a quorum was present.

LAKE MANDARIN HOMEOWNERS ASSOCIATION, INC.

By: *Rob Zirnstein*

Its: President

By: *Jeff Jones*

Its: Secretary