

**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF  
BRIDGEPORT CONDOMINIUM ASSOCIATION, INC.**

**WHEREAS**, Bridgeport Condominium Association, Inc., the entity responsible for the operation and maintenance of the Bridgeport Condominium Association, Inc. (hereinafter "Association"), according to the Declaration of Condominium ("Declaration"), Articles of Incorporation, (Articles), Bylaws (Bylaws), Rules and Regulations, (Rules) thereof, recorded in Official Records Book of the Public Records of Manatee County, Florida, and all amendments thereto; and

**WHEREAS** the Board of Directors (hereinafter "Board") is responsible for the day to day affairs and administration of the Association, including the enforcement of the covenants and restrictions contained in the aforesaid Declaration, Articles, Bylaws, Rules and State Laws; and

**WHEREAS** the Declaration, Articles, Bylaws, Rules and State Laws; and contain various restrictions and policies regarding the maintenance and use of the Condominium Property, Common Elements and Units, Common Expenses, Payment of Assessments, Sales and Rentals et al. The Board believes that steadfast enforcement of the existing restrictions and policies is necessary to fulfill its fiduciary duties to the Unit Owners, maintain property values and to establish a uniform community of congenial residents; and

**WHEREFORE**, previous efforts on the part of the Association have been somewhat lenient in the enforcement of the provisions of the Declaration, Articles, Bylaws, Rules and State Laws; and therefore have allowed certain violations to occur. Thus, in order to avoid legal entanglements, the Board wishes to "grandfather" all owner "violations" existing on or before the date of this Resolution where the Association has not already initiated enforcement or compliance proceedings (i.e., in the form of a notice of violation or other legal action).

**NOW, THEREFORE**, it is hereby resolved as follows:

1. The above recitations are true and correct and are hereby incorporated into this Resolution.
2. The Board hereby resolves to consistently and uniformly enforce the covenants and restrictions found in the Declaration, Articles, Bylaws, Rules and State Laws; and together referred to as "governing documents") promulgated in connection therewith. Any violations of the Association's governing documents reported on or after the date of this Resolution shall be dealt with in a timely and even-handed manner in conjunction with the existing Declaration, Articles, Bylaws, Rules and State Laws; and

3. The Association, through its Board of Directors (as may be delegated to management), retains any and all rights to enforce the policies and use restrictions it may have pursuant to the Declaration of Condominium and/or other governing documents of the Association, including but not limited to filing liens, levying fines (if applicable) against the offending owner(s) as a result of the violations and/or seeking relief through an action at law or in equity. The Association will seek reimbursement for all attorney fees or costs associated with such actions as authorized by the aforesaid Declaration, Articles, Bylaws, Rules and State Laws. Unit Owners are responsible to ensure that all guests, tenants, and other occupants of their Unit remain in compliance with the covenants and restrictions contained in the aforesaid Declaration, Articles, Bylaws, Rules and State Laws.

**THIS RESOLUTION WAS CONSIDERED AT A BOARD MEETING HELD ON:**

**December 31, 2020.**

THERE WERE 4 VOTES IN FAVOR AND 0 VOTES OPPOSED.

Dated this 31st day of December 2020

Bridgeport Condominium Association, Inc.

BY:   
Signature PRESIDENT

RICHARD G. OUELLETTE  
Printed Name

BY:   
Signature SECRETARY

DOROTHY A. GRAHAM  
Printed Name

BY:   
Signature WITNESS

June Wilson  
Printed Name