

ACTION BY UNANIMOUS WRITTEN CONSENT OF DIRECTORS  
OF  
Osprey Landing Master Homeowners Association, Inc.

**Whereas:**

Osprey Landing Master Homeowners Association, a Florida nonprofit corporation, is authorized under the provisions of Chapter 617, Florida Statutes, to take action required or permitted by the act to be taken at a board of directors' meeting or committee meeting may be taken without a meeting if the action is taken by all members of the board or of the committee.

The undersigned consisting of all of the duly elected and/or appointed board of directors of Osprey Landing Master Homeowners Association, a Florida nonprofit corporation, hereby take the following action(s) by unanimous written consent in accordance with governing law and the Bylaws of this Corporation:

The Directors have reviewed and considered the following matter(s):

As a matter discussed during the September 2020 Board of Directors meeting, and on recommendation from the Osprey Landing Master Homeowners Association Architectural Review Committee, the document titled Osprey Landing Home Owner Association Standing Architectural Approvals requires clarification on concerning driveway extensions. Additionally, the document needs to be updated to include the previously adopted gardens approval.

**BE IT RESOLVED**, that the Board of Directors of Osprey Landing Master Homeowners' Association, Inc. approves the new document titled Osprey Landing Home Owner Association Amended & Restated Standing Architectural Approvals.

**BE IT FURTHER RESOLVED**, that the Board of Directors of Osprey Landing Master Homeowners' Association, Inc. rescind approval of the current document titled Osprey Landing Home Owner Association Standing Architectural Approvals, and grandfather any improvements completed prior to this action, under the authority of the document titled Osprey Landing Home Owner Association Standing Architectural Approvals.

This Consent Action executed in counterparts and shall be effective for purposes contained herein on the date after the last director signature is obtained.

DocuSigned by:  
*Jordan Graeff* 10/23/2020 | 1:31 PM PDT  
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Name: Date

DocuSigned by:  
*Ron Evans* 10/23/2020 | 5:32 PM PDT  
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Name: Date

DocuSigned by:  
*Vickie Evans* 10/23/2020 | 6:52 PM EDT  
7249DABE4B254FD...  
Name: Date

DocuSigned by:  
*Jason Wilson* 10/25/2020 | 5:13 PM EDT  
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*William Alger* 10/23/2020 | 3:56 PM PDT  
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## **Osprey Landing Home Owner Association Amended & Restated Standing Architectural Approvals**

To streamline ARC requests and to provide ease of lot / home improvements the Board of Directors have authorized the following standing ARC approvals: The following is a list of standing ARC approval items. Any item in the following list does not need to be approved by any further process unless stated, and may be commenced at any time by the home owner. Provided the home owner does not deviate from the expressed approvals as they are written in their entirety. If an improvement does not comply with any part of these approvals, as they are written below it is not approved it may not be commenced until it has been approved by the Architectural Review Committee (ARC). ARC requests shall be made on the board of Directors approved request form and submitted to the Osprey Landing Home Owners Association ARC.

1. Any home owner may enclose the original covered lanai that was constructed when the home was built, with an aluminum framed screen enclosure either in white or bronze aluminum frame. The frame enclosure may not protrude beyond the existing lanai structure, screen colors may be bronze, charcoal, and grey or match the existing color of window screen. In no event may the home owner enclose any covered lanai with windows or a similar product by attachment to the frame of enclosure. However, the home owner may use outdoor rated curtains for the purpose of providing privacy provided they are in consistent with the aesthetic of the community and in good condition free from tears and stains. If a home owner intends on enclosing beyond the original structure ARC approval must be obtained.
2. Any home owner may replace dead or dying plantings fronting the home with the same type of plant species.
3. Any home owner may install up to three commercially available planters not to exceed 28 inches tall and 30 inches wide. The planters are to be in front the home within 8 feet of the exterior wall. The planters may be any earth tone color, or any color within the home exterior color palette. The planters shall always be planted with healthy plant material, and may be planted with any seasonal planting except vegetable or edible fruit plants.
4. Any home owner may install aluminum rain gutters provided, the rain gutters match the fascia color of the home, and the down spouts are either white or any color within the home exterior color palette. Rain gutter and downspout systems designed as a part of an approved screen enclosure may be the color of the enclosure building material. Rain gutters and downspouts must be maintained in good condition.
5. Any home owner may install a storm or security door on the front door provided, the material must be of substantial construction with a standard or decorative design with suitable decorative looking mechanisms. Door designs shall be consistent with the aesthetic of the community and not overly ornate or cluttered. The storm or security door must match the exterior color of the house trim color. Security doors must be maintained to their original condition, free from rust, torn screens, bent frames and damaged hardware.

6. Any home owner may replace existing bark mulch areas with an earth tone (i.e. buff, beige, charcoal or brown) color complementary stone, that meets the following minimum dimension of 0.75 and a maximum dimension of 1.75 inches. The home owner may not use any artificially colored stone, lava rock, shell, or crushed concrete as ground cover. The ground cover must be maintained weed free and sufficient to cover the soil.

7. Any home owner may replace existing bark mulch with an earth tone (i.e. buff, beige, charcoal or brown) color tinted or natural earth tone color mulch. The home owner may not use any mulch that is green, red, orange, or yellow in color. The ground cover must be maintained weed free and sufficient to cover the soil.

8. Any home owner may remove, after obtaining permission from Manatee County the live oak tree fronting the property located in the grass space between the street and the side walk. Immediately after such removal the hole must be filled with soil and the sod replaced with Floratam sod. Please visit the following Manatee County web site for the tree removal form. [https://www.mymanatee.org/departments/building\\_development\\_services/environmental\\_review/tree\\_removal\\_authorization\\_per\\_mits/residential\\_tree\\_removal/street\\_tree\\_removal\\_form/](https://www.mymanatee.org/departments/building_development_services/environmental_review/tree_removal_authorization_per_mits/residential_tree_removal/street_tree_removal_form/)

9. Driveway extensions are allowed for the purpose of entry and exit into a vehicle, provided: (a.) The extensions do not exceed twenty-four (24) inches in width on each side of the existing driveway. (b.) The lot has no previously installed walkway extending from the front entry area of the home to the pedestrian walkway that parallels the street. (c.) The driveway extensions are constructed of the same type of material used in the existing driveway. (d.) The driveway extensions shall not be used to increase original driveway capacity as designed by the builder (i.e. if the home has a two (2) car garage door then only two (2) vehicles may be parked in the driveway, or if the home has a three (3) car garage door then only three (3) vehicles may be parked in the driveway).

10. Rear yard ingress and egress; lot owners may install a walkway from the front corner of the garage of the home to the back of the home provided: (a.) Only one (1) walkway may be installed on the lot. (b.) If the walkway will be located on the side of a home paralleling a street (i.e. outside corner lot), then the entire walkway shall be obscured from view, from the paralleling street. Obscurity shall be made with mature enough plantings or a fence to ensure that the walkway is not visible, with in thirty (30) days of installation. **Such plantings or fences shall be approved separately by the architectural review committee, prior to walkway installation.** (c.) The walkway shall not exceed forty-eight (48) inches in width and may not encroach within twenty-four (24) inches of the lot line, as not to impede with drainage.

11. Any home owner may install a Satellite Dish, TV air antenna, cell phone booster/ Wi-Fi antennas. The Association requests that you make every effort to install the preceding in the preferred locations unless there is a problem obtaining a quality signal in those locations. Homeowners may install one (1) twenty (20) inch satellite dish, one twenty (20) inch TV air antenna, and up to two (2) ten (10) inch cell phone booster/Wi-Fi antennas. The preferred

installations are as follows in descending order of preference: (a.) Locate in the back yard of the lot where the Receiver will be screened from view by landscaping or other improvements. (b.) An unscreened location in the backyard of the lot. (c.) A location in the side yard of the lot where the Receiver and any poles or mast shall be screened from view by landscaping or other improvements. (d.) An unscreened location in the side yard. (e.) A location in the front yard of the Lot where the Receiver will be screened from view by separate ARC approved landscaping or other improvements. (f.) On the roof, below the roof line. All exposed wires must be in conduit and/or painted to match the home.

12. Any home owner may install a permanent outdoor 110-volt regulated power supply / low voltage transformer below the vegetation height, and 12 volt or 24-volt outdoor lighting in front of their home. Provided that the total of all light fixtures shall not exceed a cumulative illumination intensity budget of 1,500 lumens, if using L.E.D light fixtures the lamps shall not exceed a color temperature of 3,000K, the fixtures blend with the decor of the home, the fixtures are either be black or earth tone in color, the lighting is directed such that the light shines primarily on the owner’s lot, and minimizes glare visible from adjacent lots. Low pressure Sodium bulbs, Mercury and Metal Halide fixtures are not permitted. Color light bulbs, lenses or reflectors are not permitted except as seasonal lighting as stated in the Covenants Declarations and Restrictions of Osprey Landing sec. 3.12.1.25

13. Permanent window shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all homes. Colonial shutters may be mounted to one or both side of a window. Bahama shutters are hinged at the top and held in place by support rods. All installed permanent shutters must match the door color of the home color palette or match the existing color of the decorative shutters being replaced on the home.

14. A lot owner may install a vegetable garden, provided that the vegetable garden conforms to the following restrictions (a.) The vegetable garden is not more than 300 square feet, and is open to air. (b.) Any sun shading apparatus be no taller than eighty-four (84) inches. (c.) The garden shall not extend beyond the property owners lot lines (d.) The vegetable garden does not interfere with the drainage of the adjacent lot. (e.) The vegetable garden is either behind an approved seventy-two (72) inch tall privacy fence / hedge or behind the home. (f.) The vegetable garden shall only include vegetable plants classified as annuals, and maintained with in a healthy well-kept, non-withered appearance.

Attestation:

10/25/2020 | 5:13 PM EDT

Adopted by unanimous written consent on \_\_\_\_\_ by the board of directors for Osprey Landing Master Homeowner Association.

DocuSigned by:  
*Jason Wilson* 10/25/2020 | 5:13 PM EDT  
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Jason Wilson Date  
Secretary for Osprey Landing