

**Special Meeting of the Board of Directors**  
**The Villas of Citrus Springs**

Place of Meeting: Villas of Citrus Springs Clubhouse

Date: May 1, 2024

Time: 7:00 PM

Present: Fred Weinkauff, Steve Browning, Linda Brna, Lenny Coe, Artie Maclay

The purpose of the Special BOD Meeting was to approve an updated Deed Restricted Guidelines and Policies document. The last update to the document was in 2018.

It was noted by the President, Fred Weinkauff, that the section on fining procedures had been approved by the Villas attorney.

Comments from the residents in attendance were taken.

The revised Deed Restricted Guidelines with the following five changes to the draft document were approved on a motion by Fred Weinkauff, a second by Lenny Coe and a unanimous vote by the BOD members.

1. Grandfathering of external modifications that were not approved by the ARC for new owners was removed.
2. The word "fishing" was added to things that the lakes cannot be used for.
3. The specific name of a trash, recycle and vegetable provider was removed.
4. The height of a newly planted tree was reduced to 8 feet tall.
5. The maintenance of the berms surrounding the Villas are the responsibility of the Homeowners Association. Owners wishing to add vegetation to the berm behind their homes must have permission from the ARC before planting.

On a motion by Steve Browning to have the revised Deed Restricted Guidelines printed and mailed to the Villas property owners, a second by Lenny Coe, and a unanimous vote by the BOD members, the motion passed.

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Signature

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Date