

CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.

To: All Owners

Re: Enforcement of Governing Documents

Date: April 4, 2025

Dear Association Member:

One of the basic tenets of association living is the need for, and the shared benefits from, a consistent and reliable adherence to the provisions contained in the Governing Documents, which include the Amended and Restated Declaration of Covenants and Restrictions for Conquistador HOA (the “Declaration”), the Bylaws, Articles of Incorporation, and the Conquistador HOA Rules and Regulations and Architectural Review Guidelines.

It is the Board’s responsibility to enforce the Governing Documents and adhere to the applicable provisions of the Florida Statutes while doing so. The Board is aware that portions of the governing documents --- (Specifically the Conquistador Rules and Regulations, Section L [Renovations], as processed under Declaration, Article VIII [Architectural Review]; and the Architectural Review Guidelines [Process, Section 3]) --- regarding approvals for Owners’ modifications or changes to the exterior of condominiums, have previously been employed to permit condominium unit owners to construct or install patios, terraces or exterior installations outside of the condominium units, or, have simply been overlooked, or not enforced, when such installations have been conducted without association approval. The Board has determined that from the date of this Notice forward, these provisions should and will be strictly limited to exclude approvals for any such patios, terraces or installations on common area exterior to the Units.

Specifically, it is the Board’s intent from this date forward to deny approval for any such patio or terrace installation, and to enforce the removal of any non-approved installations made after the date of this notice. This clarification and change in policy is made to further the best interests of community, and to protect the common property, and the drainage and general maintenance and security of the common elements. Any such patio or terrace elements which are installed or constructed after the date of this Notice will henceforth be subject to applicable statutory and/or Conquistador HOA enforcement provisions, including but not limited to mandatory statutory mediation, legal action including injunctive relief, and/or responsibility for reimbursement of prevailing party legal fees.

The covenants and restrictions, and rules and regulations contained in the Governing Documents are made for our collective benefit, and we must abide by the terms and policies of the Governing Documents as presently being set forth. Accordingly, the Board has adopted the attached Resolution, which is intended to “draw a line in the sand” and provide Notice that no further condominium unit exterior material alterations involving patio or terrace installations shall be approved. As of April 4 2025, the relevant provisions of the governing documents shall be applied as established herein, and such shall be strictly and uniformly enforced. Patios or terraces currently in place in the Community will be “grandfathered” under this process. A copy of the Board’s Resolution in this regard is attached for your reference and records.

Sincerely,

**BOARD OF DIRECTORS
CONQUISTADOR HOMEOWNERS ASSN, INC.**

By: Renée Drentkiewicz, President
RENEE DRENTKIEWICZ Printed Name

CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.

RESOLUTION of the BOARD of DIRECTORS

Prior to this Resolution, some condominium unit owners in the Conquistador HOA community have installed or constructed exterior patios or terraces adjacent to their units. It is unclear from the Association records if such exterior installations were done pursuant to Association approval, or without Association approval. The Board has determined that such exterior condominium installations: (1) are contrary to the purpose and intent of the Declaration, and of the Rule provisions regarding condominium exterior improvements, and (2) tend to jeopardize the safety or soundness of the common elements, and are detrimental to the Association's drainage and maintenance responsibilities and its duty to maintain and preserve the common elements of the community

The Board finds that the construction or installation of patios or terrace elements on the exterior of the condominium units, is not consistent with or intended by Conquistador Rules and Regulations, Section L (Renovations) which provides in relevant part:

Section L - Renovations Changes to the exterior appearance of condominiums by way of permanent additions, painting, decorating, or any other type of alterations must be reviewed by the Architectural Sub-Committee, and approved by the Condominium Board of Directors and the CHA Board of Directors prior to the start of any work.

In the past, there has not been consistent or appropriate enforcement by the Association regarding unit owner installations of such patio or terrace elements, or of applications for such installations. The Board finds that Section L, above, does not and should not be used to authorize or approve an owner's patio or terrace installation on the common property directly exterior to a condominium unit. Nor does any other provision within the Conquistador HOA governing documents allow such authorization. Therefore, neither Conquistador HOA nor its Architectural Control Board shall henceforth issue any approval(s) for the construction or installation of a patio or terrace on the exterior of a condominium unit, whether approval is sought pursuant to the above Section L of the Conquistador Rules, or Article VIII of the Declaration (Architectural Control); or any other provisions of the Conquistador HOA governing documents, or that of any of the Conquistador Condominium Associations.

IT IS THEREFORE RESOLVED that the Association, through its Board of Directors, will henceforth strictly enforce the Association's governing documents and rules and regulations, as outlined above, equally and to all members (subject to and limited to the exception stated herein below), requiring from this date forward that no approval shall be granted for installation or construction of a patio or terrace adjacent to a condominium unit, and enforcing the removal of any such structures installed after the date of Notice to the community members. This clarification and revitalization of enforcement and approvals will not apply to patio or terrace elements installed prior to the date of this Resolution and Notice. A patio or terrace installed or constructed by a unit owner prior to this Resolution and Notice, based on justified detrimental

reliance on prior non-enforcement or approval, will be grandfathered under this Resolution but may not be replaced or substituted with another or subsequent patio or terrace installation.

In the event any such unauthorized or unapproved patio or terrace elements are installed after the date of this Resolution and Notice, the Association may avail itself of all available legal remedies to require compliance, including if necessary injunctive relief to remove such installations as authorized in the Declaration and/or applicable Florida law.

Dated: 4/3/25

Renée Drentkiewicz, President
RENEE DRENTKIEWICZ, Printed Name