

Resolution Dated 7/16, 2025

**BOARD RESOLUTION FOR
BOCA WEST MASTER ASSOCIATION, INC.**

WHEREAS, pursuant to Florida Statute § 720.305 and the Declaration of Covenants, Conditions, and Restrictions (the “Declaration”), the Board of Directors of the Boca West Master Association (the “Board”) is authorized to adopt and enforce rules and regulations governing the conduct of members, residents and guests of the Boca West Community;

WHEREAS, the Board finds it necessary to establish a formal process to address allegations of misconduct and improper behavior, including violations of governing documents, and other behavior detrimental to the community;

NOW, THEREFORE, BE IT RESOLVED THAT:

No immoral, improper, offensive or unlawful conduct or activity (including physical or verbal abuse, assault, harassment, discrimination, and disruptive activity) shall be carried on within the Boca West Community, nor shall anything be done therein or thereon which may be an annoyance to the Boca West Master Association, Boca West Community or other Owners and Residents, or its (and their) employees, Directors or Committee Members.

No nuisance shall be permitted within Boca West Community nor shall any use or practice be permitted which is a source of annoyance to the Owners or interferes with the peaceful use and possession thereof by the Owners. Nothing shall be done or maintained in any Lot or Unit, upon the Boca West Common Areas, or upon the common areas or common elements of any Member Village Association which will be in violation of any law, ordinance, statute, regulation, or rule of any governmental authority having jurisdiction over the Boca West Community or portion thereof or in violation of any provision of the Declaration or Bylaws of the Boca West Community, as they may be amended from time to time, or in violation of this or any subsequent rules and regulations which may be promulgated by the Board of Directors of the Master Association from time to time, as elsewhere provided herein. The determination of what constitutes a nuisance or immoral, improper, offensive, or unlawful conduct or activity pursuant to this Rule shall be made in the sole and absolute discretion of the Board of Directors from time to time.

Fines for violations

- First Offense - \$100 + 7 day suspension of transponder access
- Second Offense - \$250 + 14 day suspension of transponder access

- Third or subsequent offenses - \$500/offense + 28 day suspension of transponder access

Following Board approval of any violation, the individual cited shall receive a notice and an opportunity to be heard by the Grievance Committee in accordance with Florida Statute 720.305.

Certification

This resolution was duly adopted by the Board of Directors of the Boca West Master Association on the date first written above and shall become effective immediately.



Daniel Bejarano

BWMA, President