

WINGFIELD GLEN HOMEOWNERS
ASSOCIATION, INC.

PMB #325
2220 County Road #210 W, Suite #198
Jacksonville, FL 32259

Public Records of
St. Johns County, FL
Clerk # 2011043902,
O.R. 3470 PG 150-152
09/01/2011 at 12:21 PM,
REC. \$13.00 SUR. \$14.00

Fence Resolution
Adopted, August 9, 2011
By The Board of Directors

The Wingfield Glen Homeowners Association, Inc. Board of Directors do hereby certify that the following is a true and correct copy of a fence resolution that was duly adopted at a meeting of the Board of Directors held on August 9, 2011, at which meeting a quorum of the Board of Directors were present and acting throughout. This fence resolution has not been modified, rescinded or revoked and is at present in full force and effect.

According to the Declaration of Covenants, Conditions, Restrictions, and Easements for Wingfield Glen (hereinafter the "Covenants"), Section Declaration, Subsection I. Definitions:

"The provisions of this Declaration, as well as those of the Articles, By-Laws and any rules and regulations of the Association, shall be interpreted by the Board of Directors. Any such interpretation of the Board which is rendered in good faith shall be final, binding and conclusive if the Board receives written opinion of legal counsel to the Association, or the counsel having drafted this Declaration or other applicable document, that the interpretation is not unreasonable, which opinion may be rendered before or after the interpretation is adopted by the Board. Notwithstanding any rule of law to the contrary, the provisions of this Declaration and the Articles, By-Laws and the Rules and Regulations of the Association shall be liberally construed so as to effectuate the purpose herein expressed with respect to the efficient operation of the Association and the Property, the preservation of the values of the Lots and Residences and the protection of the Developer's rights, benefits and privileges herein contemplated."

Therefore, under the Legal Recommendation and Opinion of the Wingfield Glen Homeowners Association, Inc. Legal Counsel, Upchurch, Bailey & Upchurch, P.A., the Board of Directors sets forth the following good faith interpretation of a fence resolution defining the following section of the Covenants:

Section Declaration, Subsection VII. Architectural Control, B.,4.,e.:

" Fences. No fences or walls shall exceed six (6) feet in height and no chain link fence shall be allowed on any Lot. All fences, except those abutting the lake,

shall be constructed in shadow box style, using one inch (1") thick wood material or shall be design[ed] and materials approved in advance by the ARB. No fence or wall shall be built beyond the imaginary line extending from the front corner of the Residence to the side lot lines. For corner Lots, no fence or wall on the side common to the street right of way shall extend forward of the rear corner of the Residence. On lots abutting lakes, no fence shall be placed beyond the top of the bank. Only black aluminum ornamental fences shall be allowed on lots abutting the Lake and shall be no higher than four (4') feet at the side and rear of [the] Lot."

The following Fence Resolution shall take effect and is set forth and approved by the Board of Directors as it applies to the above referenced section of the Covenants titled Fences and states:

There are no inconsistencies or ambiguities regarding fences in the governing Covenants. Specifically, there are two (2) types of fences that can be constructed on Lots within Wingfield Glen. Of the two (2) types of fences permitted, such will depend on whether the fence is placed on a Lot that abuts a lake or a Lot that does not abut a lake.

- Fences constructed on Lots abutting a lake must be constructed of black aluminum ornamental and no higher than four (4') feet all the way around the Lot. Language in the Covenants refers to the requirement of no more than four (4) feet at the side of a Lot and the rear of a Lot. The sides of a Lot include the street facing portion of a Lot, the left portion of a Lot and the right portion of a Lot. Such a fence may not be placed beyond the top of the bank of the lake.
- Fences constructed on all other Lots must be constructed of shadow box style, using wood material, no higher than 6 feet.

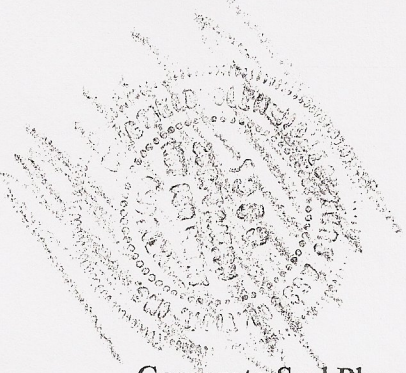
Additional requirements stated in the above referenced Fence Section of the Covenants continues to be applicable for all fences placed on Lots that abut a lake and Lots that do not abut a lake. These additional requirements for all Lots include the requirement for Corner Lots in which a fence or wall may not be placed beyond the imaginary line extending from the front corner of the Residence to the side lot lines.

All other sections of the governing Covenants continue to remain in effect, when applicable.

If any terms of this Fence Resolution shall be held to be unenforceable or illegal by a court of competent jurisdiction, the remaining terms shall remain in full force and effect.

The Wingfield Glen Homeowners Association, Inc. Board of Directors hereby adopt this Fence Resolution and shall strictly enforce its interpretation as of this 9th day of August, 2011.

The corporate seal of the Wingfield Glen Homeowners Association, Inc. is affixed below on this 9th day of August, 2011.



Corporate Seal Placed Here

A handwritten signature in black ink, appearing to read "Brian J. Sabal", is written across the middle of the page.

9/1/2011

Brian J. Sabal - President

A handwritten signature in black ink, appearing to read "Derek Garcia", is written above the typed name.
Derek Garcia
State of Florida
County of St Johns

