

THIS INSTRUMENT PREPARED BY:
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P.O. Box 280
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TARPON COVE COMMUNITY ASSOCIATION, INC.

CERTIFICATE OF RESOLUTION OF THE BOARD OF DIRECTORS

The undersigned do hereby certify that we are the duly elected and qualified President and Secretary, respectively, of Tarpon Cove Community Association, Inc., a Florida corporation not for profit (the "Association") and that the following is a true and complete copy of a resolution, adopted by a majority of the members of the Board of Directors who were present and voting at the special meeting of the Members of the Association, duly convened and held in accordance with the Bylaws of the Association, at which meeting a quorum of the Members were present on the 28th day of August, 2020.


WHEREAS, the Board of Directors desires to adopt guidelines for the installation and use of propane tanks and generators by the property owners within Tarpon Cove, to be added as part of the Association's Rules and Regulations.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Directors hereby approves the Propane Tank and Generator Guidelines for the Tarpon Cove Community (the "Propane Guidelines") attached hereto as Exhibit "A" and hereby incorporate the Propane Guidelines as an addition to the Association's Rules and Regulations which are recorded as Exhibit "C" in Official Records Book 5693, Page 119, in the Public Records of Collier County, Florida.

IN WITNESS WHEREOF, we have signed this certificate of corporate resolution on behalf of the Association on this ____ day of September, 2020.

WITNESSES:

TARPON COVE COMMUNITY
ASSOCIATION, INC., a Florida
corporation not for profit

(Sign) 

(Print) Ryan Moody

(Sign) 

(Print) Douglas M. Fee

By: 
Perry Desiato, President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by [] physical presence or [] remote notarization this 11 day of September, 2020 by Perry Desiato, as President of THE TARPON COVE COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Who is personally known to me or has produced FWM as identification and did take an oath.



Thomas J. Gardella
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG116288
Expires 7/18/2021

(SEAL)
My Commission Expires:

[Signature]
Notary Public, State of Florida

WITNESSES:

(Sign) [Signature]

(Print) Ryan Moody

(Sign) [Signature]

(Print) Douglas M. Fee

By: [Signature]
Elaine Soucek, Secretary

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by [] physical presence or [] remote notarization this 11 day of September, 2020 by Elaine Soucek, as Secretary of THE TARPON COVE COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of said corporation. Who is personally known to me or has produced FWM as identification and did take an oath.



(SEAL)
My Commission Expires:

Thomas J. Gardella
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG116288
Expires 7/18/2021

[Signature]
Notary Public, State of Florida

EXHIBIT "A"

PROPANE TANK AND GENERATOR GUIDELINES FOR THE TARPON COVE COMMUNITY

South Florida may be paradise most of the time, but during storm and hurricane season we can suffer wind and lightning damage that sometimes causes power outages for days. Since gasoline is hard to find during a catastrophic storm, a propane fueled generator has its advantages. For these reasons, the Association recognizes it may be beneficial and desirable to our residents to have a personal backup generator to run some of their appliances, such as a refrigerator, freezer, fans, or other utilities. The following rules and regulations shall govern the use of all generators in Tarpon Cove:

First, all generators must be portable and stored in the garage when not in use. No outside permanent generators are allowed, whether or not concealed from view.

Second, generators are only for temporary emergency use due to a prolonged power outage.

Third, if a generator is fueled by propane, the propane tank can be no larger than the 30 pound (30 lb.) size, the same size as used for an RV. If propane tanks are stored within Tarpon Cove, they must be stored in the empty garage, with the exception of the villas in the Cayman Neighborhood, which have individually-owned lots. The 30 lb. above-ground cylinders may be stored outside the villa in the Cayman Neighborhood if they meet all county codes and are approved in advance by the ARB. Propane tanks stored outside of a villa as permitted in this paragraph must be hidden from view from the street and other villas. An underground tank, no more than 250 gallons, may be buried on a villa lot as long as it meets all county setback and permitting requirements, and the site is inspected and approved by the ARB in advance. In considering proposed locations for exterior propane tanks, the ARB may consider whether the location of the tank will impede mowing, drainage or other landscape-related issues; whether the proposed location will be well hidden from view and whether there are alternative locations which would be less visible from other properties or the common areas; and any other relevant factors as deemed appropriate by the ARB or the Board. The ARB may condition its approval on certain requirements, such as shielding or buffers, or alternative locations so long as such alternative locations meet the county's requirements.

Fourth, propane is only permitted to fuel portable generators in emergency situations. It is not intended to fuel any other gas appliances. Tarpon Cove, from its inception, was designed to be an all-electric community.