

**RESOLUTION #2026-001 AMENDING THE MAINTENANCE ASSESSMENT**

**FAIRVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION,  
INC**

WHEREAS, The Fairview Estates of Citrus Hills Integrated, Amended, and Restated Declaration of Restrictive Covenants and Easements, Article VI, Section 3 establishes a \$75 annual assessment per platted residential lot; and

WHEREAS, The Fairview Estates of Citrus Hills Integrated, Amended, and Restated Declaration of Restrictive Covenants and Easements, Article VI, Section 3 allows for up to a 5% annual increase of the maintenance assessment without special meeting notice nor Member action; and

WHEREAS, The Florida State Statute 720.306(1)(a) states that decisions that require a vote of the members must be made by the concurrence of at least a majority of the voting interests present, in person or by proxy, at a meeting at which a quorum has been attained; and

WHEREAS, On October 1, 2024 the Fairview Estates of Citrus Hills Property Owners Association, Inc. Board of Directors adopted, by unanimous vote, a motion raising the maximum Annual Assessment 5% from \$75 to \$78.75 for calendar year 2025; and

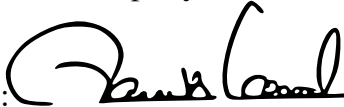
WHEREAS, On August 5, 2025 the Fairview Estates of Citrus Hills Property Owners Association, Inc. Board of Directors adopted, by unanimous vote, a motion raising the maximum Annual Assessment 5% from \$78.75 to \$82.50 for calendar year 2026; and

WHEREAS, the Fairview Estates Members, at their February 10, 2026 Annual meeting, determined it to be in the best interest of the Association and voted to increase the Annual Assessment to \$125.00 per year to keep pace with the rising costs of the Association's obligations. The new assessment amount begins on January 1, 2027.

NOW, THEREFORE, it is resolved as follows:

1. The Association hereby documents the Board's action taken on October 1, 2024 raising the Annual Assessment by 5% from \$75 to \$78.75.
2. The Association hereby documents the Board's action taken on August 5, 2025 raising the Annual Assessment by 5% from \$78.75 to \$82.50.
3. The Association hereby documents the action taken by the Members on February 10, 2026 raising the Annual Assessment from \$82.50 to \$125.00 effective January 1, 2027.

Fairview Estates of Citrus Hills Property Owners Association, Inc.

By:  2026-03-26

Raymond B. Wolfel, President  
Adopted Date: March 26, 2026