

**CORINTHIAN GARDENS EXTERIOR HOME INSPECTION PROCEDURE – 06/01/2025**

*Replaces CG Power Washing Procedure dated 6/4/18 and*

*CG Mold Remediation Procedure dated 3/9/22*

WHEREAS the Corinthian Gardens Homeowners Association, Inc. is a homeowners' association with a declaration, bylaws, and rules and regulations, and,

WHEREAS Article IV Section 6 of Articles of Incorporation and Article X Sections B and C of the ByLaws of Corinthian Gardens HOA, Inc. empower the Board of Directors to enforce the declaration, bylaws, and rules and regulations, and,

WHEREAS Article IX Section 1 of the Declaration of Restrictive Covenants, Conditions, Restrictions and Easements of Corinthian Gardens Homeowners Association, Inc. state that "...each Residence, and the fixtures, equipment and appliances comprising a part thereof located therein or exclusively serving the same shall be maintained, kept in good repair and replaced by and at the expense of the owners(s) thereof. All maintenance, repairs and/or replacements for which owners of Residences are responsible and obligated to perform, which, if not performed or omitted, would affect other Residences of the appearance of the Owner's Residence, shall be performed promptly as the need arises, and if the Lot owner fails to promptly perform these, the Association shall have the right to perform these obligations and to assess the Lot owner(s) for the charges thereof. The cost of any such work performed by the Association shall be secured by a lien upon the Lot in which the work was performed.", and,

WHEREAS Florida Statute 720.305 Section 2 (Homeowner Association Law) specifies how to enforce the declaration, by-laws, and rules and regulations,

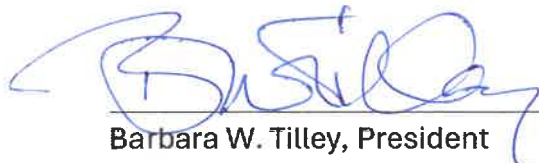
NOW, THEREFORE, BE IT RESOLVED THAT Corinthian Gardens HOA, Inc. will enforce said declaration, by-laws, and rules and regulations.

1. By November 15th of each year, the Exterior Home Inspection Committee will be selected by the Corinthian Gardens Board. This committee will consist of a minimum of three members, one of whom may, but need not be, a Corinthian Gardens Board member.
2. By December 7th of each year, the Corinthian Gardens Exterior Home Inspection Committee will inspect the roofs, driveways, sidewalks, soffits, fascia, hurricane shutters, mailboxes, gutters, and exterior walls of all Corinthian Gardens properties and identify those elements in need of cleaning or repair.

3. Within 14 days of the annual inspection, a letter will be sent to the owners of properties identified in need of remediation. This letter will specify elements that need to be cleaned or repaired. This letter will also inform the owners that they are responsible for having this work completed by February 15<sup>th</sup> of the new year or be fined \$100 each month that the work is not completed, as directed by the Corinthian Garden's fining process. Owners must notify the office when the work is completed.
4. By March 1<sup>st</sup> of each year, the Exterior Inspection Committee will reinspect the properties previously identified in need of remediation and send the owners who have not complied a certified letter notifying them that if they do not comply, they will be subject to fines, as directed by the Corinthian Garden's fining process and Compliance Committee.
5. The Committee Chair will create and maintain a spreadsheet delineating the name and address of each homeowner whose property was identified in need of remediation. This spreadsheet will also delineate what must be cleaned or repaired as well as the dates on which the first and certified letters were mailed and the date of all subsequent letters.
6. At any time during this procedure, a Corinthian Gardens homeowner may request to review this spreadsheet in the WTC office.
7. This procedure will replace in its entirety the Corinthian Gardens Mold Remediation Procedure dated March 9, 2022 and will become part of the current Corinthian Gardens Rules and Regulations, taking effect as of June 1, 2025.

APPROVED at the Corinthian Gardens Board Meeting held on February 20, 2025.

02/20/25  
DATE: \_\_\_\_\_

  
Barbara W. Tilley, President