

**BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC.**

**BOARD RESOLUTION ADOPTING ESTOPPEL CERTIFICATE,  
IDENTIFYING PARTIES AUTHORIZED TO COMPLETE ESTOPPEL CERTIFICATE,  
AND AUTHORIZING ESTOPPEL FEE**

WHEREAS, Babcock Ranch Residential Association, Inc. ("Association") is the corporation charged with the operation, maintenance, management of Babcock Ranch (the "Community"); and

WHEREAS, the Board of Directors (the "Board") is the entity responsible for the operation of the Association; and

WHEREAS, Section 2.2 of the Community Charter for Babcock Ranch Residential Properties (the "Charter") grants the Board the right to exercise the Association's rights and powers on the Association's behalf; and

WHEREAS, Section 720.30851, Florida Statutes addresses the Association's rights and responsibilities as it relates to the preparation and delivery of estoppel certificates; and

WHEREAS, Section 720.30851(1), Florida Statutes provides that an estoppel certificate may be completed by any Board member, authorized agent, or authorized representative of the Association, including any authorized agent, authorized representative, or employee of a management company authorized to complete the certificate on behalf of the Association; and

WHEREAS, Section 720.30851(1), Florida Statutes further sets forth the information that must be included in the estoppel certificate; and

WHEREAS, Section 720.30851(8), Florida Statutes provides that the authority to charge a fee for the preparation and delivery of an estoppel certificate must be established by a written resolution adopted by the Board or provided by a written management, bookkeeping, or maintenance contract; and

WHEREAS, the Board is desirous of adopting a resolution to adopt a form estoppel certificate, identify the authorized agents and authorized representatives that may complete the estoppel certificate on behalf of the Association and authorize the Association to charge a fee for the preparation and delivery of the estoppel certificate; and

WHEREAS, Section 3.14 of the By-Laws of Babcock Ranch Residential Association, Inc. (the "Bylaws") provides that any action to be taken or that may be taken at a Board meeting may be taken without a meeting if all directors sign a written consent, setting forth the action so taken, which consent shall have the same force and effect as a unanimous vote.

NOW THEREFORE, it is resolved that the undersigned, being all of the members of the Board of Directors, unanimously approve the following by written consent in lieu of a meeting.

1. The above recitations are true and correct and are hereby incorporated into this Resolution.

2. The capitalized terms in this Resolution shall have the same meaning as provided in the Charter unless a different definition is provided herein, in which case the definition provided herein shall apply.

3. The Board hereby adopts the form of estoppel certificate attached hereto as Exhibit "A" and incorporated herein by reference (the "Estoppel Certificate") to serve as the estoppel certificate contemplated by Section 720.30851, Florida Statutes. The form Estoppel Certificate, or a similar form promulgated by the Board that contains the information required by Section 720.30851, Florida Statutes shall be used by the Association in responding to a request for an estoppel certificate.

4. Any Association Officer or Board member shall be authorized to complete the Estoppel Certificate on behalf of the Association. Additionally, the Association's Manager, together with the Association's legal counsel, certified public accountants, and auditors, shall be considered authorized representatives for purposes of being authorized to complete an estoppel certificate on behalf of the Association.

5. The Association shall be authorized to charge a fee for the preparation and delivery of an estoppel certificate. If on the date of delivery of the estoppel certificate for a particular Unit, no delinquent amounts are owed to the Association for said Unit, the estoppel fee shall be \$150.00. An additional fee of \$ 100.00 shall be charged if an expedited request for an estoppel certificate is made and the Association delivers the estoppel certificate within three (3) business days after the request. An additional fee of \$150.00 shall be charged for the preparation and delivery of an estoppel certificate for a particular Unit if a delinquent amount is owed to the Association for said Unit. Unless otherwise authorized by law, a fee may not be charged for an amended estoppel certificate prepared to add additional information to or correct a mistake in the original estoppel certificate.

6. Unless a different maximum amount is prescribed by law and/or the Department of Business and Professional Regulation, the total fee that the Association may charge, in the aggregate, for the preparation of an estoppel certificate or certificates for multiple Units owned by the same Owner where no past due monetary obligations are owed to the Association shall be as follows:

- a. \$750 for 25 or fewer Units.
- b. \$1,000 for 26 to 50 Units.
- c. \$1,500 for 51 to 100 Units.
- d. \$2,500 for more than 100 Units.

7. The fee schedule set forth in this Resolution shall be the fee schedule utilized by the Association until amended by further resolution of the Board, provided that such fees may not exceed the amount the Association is authorized to charge pursuant to Section 720.30851(6), Florida Statutes, as amended from time to time, and adjusted by the Department of Business and Professional Regulation as set forth in Section 720.30851(9), Florida Statutes, as amended from time to time.

8. The execution of this written resolution by the Directors shall constitute a waiver of the requirement of a formal meeting, and an approval of this resolution, as well as a ratification of all Resolutions set forth herein by such Directors so signing.



---

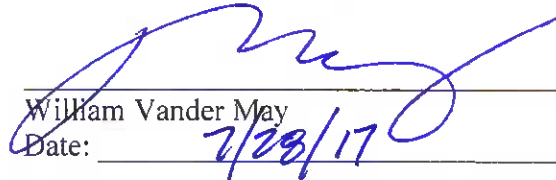
Elizabeth Andres

Date: 1.28.17



Amanda Staehler

Date: 7/28/17



William Vander May

Date: 7/28/17