

**KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC.
RESOLUTION FOR EASEMENT GRANTED TO POND ABUTTING LOTS**

Upon motion duly made by _____, duly seconded by _____, the following Resolution was adopted on _____, 2025 by a majority vote of the Board of Directors.

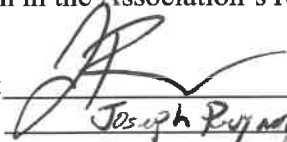
WHEREAS, Article VIII, Surface Water Management System Wetland and Wildlife Habitat, Section, of the Master Declaration of Covenants, Conditions and Restrictions for Key Vista, as amended, prohibits lot owners abutting the conservation areas, including ponds, from being altered, drawing water or use the ponds for any purpose; and

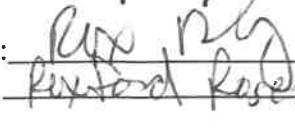
WHEREAS, the Board of Directors desires to grant an easement to those lot owners whose lot abuts the drainage pond to extend their gutter system into the pond.

NOW, THEREFORE, be it resolved by the Board of Directors:

- 1) Lots abutting ponds within the Association property are hereby granted an easement over the Association owned property, with prior written submission and approval by the Board of Directors, to extend the gutter system on the lot into the pond.
- 2) The Lot Owner shall remain responsible for the maintenance, repair, replacement and any damage that may occur from ordinary maintenance of the common area relating to the gutter system extended onto Association property.
- 3) Lot Owners of Lots abutting the common area pond are responsible for any damage, erosion or needed repairs to the pond caused by the extended gutter system.
- 4) Should a Lot Owner fail to extend their gutter into the pond, and failure to do so results in erosion damage on Association property, the Association will hold the lot owner responsible for the costs of any repairs needed to the Association property.

A copy of this Resolution shall become a part of the corporate records of the Association, and shall be kept with the other policy resolutions and the rules and regulations provided for herein shall have the same force and effect as if set forth in the Association's rules and regulations.

By:  _____, as President

Attest:  _____, as Secretary