

Mezzano

Homeowners Association

MEZZANO HOMEOWNERS ASSOCIATION, INC.

BOARD RESOLUTION – DOCK & OVER-WATER STRUCTURE POLICY (Aesthetic-Only Review)

WHEREAS, Section 5.08 of the Declaration establishes Water Management District Conservation Easement Areas and expressly states that the purpose of the easement is to prevent the construction or operation of docks, piers, boardwalks, or similar structures except as may be authorized by applicable governmental agencies; and

WHEREAS, Section 7.02(c) of the Declaration provides that no dock or other exterior improvement shall be constructed, erected, or maintained without the prior written approval of the Architectural Review Committee (“ARC”); and

WHEREAS, the Board recognizes that the Association is neither an environmental permitting authority nor a safety regulator, and wishes to avoid any implication that the Association approves or authorizes construction of docks or assumes liability related thereto;

NOW, THEREFORE, BE IT RESOLVED that:

1. **Non-Authorization.** The Association acknowledges that the Owner may obtain all required governmental permits for a dock or over-water structure. The Association’s review and acknowledgment are limited solely to the external appearance of the structure. Such acknowledgment shall not constitute authorization by the Association for construction, installation, or use, nor confirmation that the structure complies with any law, permit, or easement.
2. **Permitting Requirement.** Any Owner who desires to construct such a structure must first obtain all required governmental permits and approvals. The ARC will not consider an application without proof of such permits.
3. **Aesthetic-Only Review.** ARC review shall be limited solely to exterior appearance—size, design, color, materials, and harmony with the community. Any ARC acknowledgment shall be **aesthetic only** and shall not constitute authorization to construct, install, or use any structure, nor confirmation of compliance with law or permit conditions.
4. **Owner Responsibility and Indemnification.**
 - All responsibility for construction, maintenance, safety, operation, and compliance with permits shall rest exclusively with the Owner.
 - Each Owner constructing or maintaining such a structure shall indemnify, defend, and hold harmless the Association, its directors, officers,

Mezzano

Homeowners Association

committee members, and agents from any claim, damage, or expense arising out of or related to such structure or its use.

5. **Enforcement.** Any structure erected without required governmental permits or ARC aesthetic acknowledgment constitutes an unapproved exterior alteration under Section 7.02 and is subject to enforcement and removal at the Owner's expense.
6. **Publication.** This Resolution shall be incorporated into the ARC Design Guidelines, posted on the Association website, and provided upon request to any Owner or applicant.

Adopted by the Board of Directors of Mezzano Homeowners Association, Inc. on November 18, 2025.

Mezzano

Homeowners Association

ARC APPLICATION ADDENDUM – DOCK / OVER-WATER STRUCTURE NOTICE

IMPORTANT NOTICE

ARC acknowledgment pertains **only** to the exterior appearance of the proposed structure. The Association does **not** authorize or approve construction, installation, or use of any dock or over-water structure, nor confirm compliance with any law, code, or permit requirement.

The Owner is solely responsible for obtaining all governmental permits and for the safety, maintenance, and legality of the structure.

The Owner agrees to indemnify and hold harmless the Association and its representatives from all claims, costs, or liabilities arising from or related to the structure.

Owner Signature _____ Date _____

ARC Representative _____ Date _____