

Prepared by and return to:
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RESOLUTION OF DEVELOPER OF VIENNA SQUARE

This Resolution of Developer of Vienna Square ("Resolution") is made effective this 9th day of November, 2021, by Baytree Investments, LLC, a Florida limited liability company ("Declarant").

RECITALS:

WHEREAS, Declarant is the successor developer of the Community¹. Baytree Partners, LLC, a Florida limited liability company was the initial developer of the Community ("Initial Developer"). By way of that certain Assignment and Assumption of Membership Interest and Voting Rights, dated December 15, 2021, Initial Developer assigned to Declarant and Declarant assumed all of Initial Developer's membership and voting rights in the Association.

WHEREAS, Initial Developer recorded a Master Declaration of Covenants, Conditions and Restrictions for Vienna Square, in Official Records Book 7080, Page 2010, Public Records of Polk County, Florida, as amended by that First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Vienna Square recorded in Official Records Book 7363, Page 378, Public Records of Polk County, Florida, and that Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Vienna Square recorded in Official Records Book 12051, Page 1509, Public Records of Polk County, Florida (the "Declaration"); and,

WHEREAS, Section 4.1(B) of the Declaration provides in pertinent part that once the Turnover Date has occurred, Declarant shall record or cause to be recorded an instrument in the public records of the County, which expresses that the Class B membership has ceased and been converted to Class A membership; and,

¹ Initially capitalized terms herein shall have the meanings ascribed to them in the Declaration, unless otherwise defined herein.

WHEREAS, all of Declarant's other rights and privileges as Declarant, as set forth elsewhere in the Governing Documents and the Villas Covenants, shall continue as long as Declarant holds any property within the Community for sale in the ordinary course of business.

NOW THEREFORE, Declarant resolves as follows:


1. The foregoing recitals are true and correct and by this reference incorporated into the body of this Resolution.

2. The Turnover Date as defined in Section 4.1(B) of the Declaration has occurred.

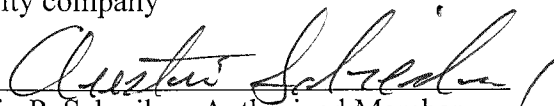
3. Class B membership of the Association has ceased and has been converted to Class A membership.

IN WITNESS WHEREOF, Declarant hereby executes this Resolution effective as of the day and year first set forth above.

Witnesses:


Name: Matthew D. Alexander

Baytree Investments, LLC, a Florida limited liability company


By: 
Austin P. Schreiber, Authorized Member


Name: Laura Donalson

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this November 9, 2022, by Austin P. Schreiber, Authorized Member of Baytree Investments, LLC, a Florida limited liability company, LLC, who is personally known to me or has produced _____ as identification.

[Notary Seal]


Notary Public

