2026-13

RESOLUTION REVISING THE NEW HOME CONSTRUCTION PERMIT FEES FOR NEW HOME CONSTRUCTION

WHEREAS, Section 720.303(1), Florida Statutes, recognizes the powers and duties granted to a homeowners association by its governing documents, except as expressly limited or restricted by Chapter 720; and

WHEREAS, Section 720.3035(1)(a), Florida Statutes, limits architectural review authority to that stated or reasonably inferred in the Declaration or Declaration-authorized published guidelines and standards, and requires reasonable and equitable application of authorized architectural and construction improvement standards; and

WHEREAS, Section 4.9 of the Amended and Restated Declaration provides:

> *"4.9 Permit Fees – Preconstruction or post construction Permit Fees shall be imposed by the ACB and are subject to change as voted on by the Board of Directors. This administrative fee is payable by Owner as a condition of approval. Permit applications of any type will not be approved for Owners who are in arrears on assessment payments."*

WHEREAS, the Board desires to revise the new construction permit fee and establish a separately itemized mailbox component of the new construction permit process, within the authority granted by the governing documents;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following policy:

1. **Revised Fee Schedule**

Item	Current fee	Adopted fee
New construction permit / application fee	$650	$1,500
Total per new home	**$650**	**$1,500**

2. **Effective date and application**
   The revised fees take effect on November 18, 2026, and apply to new construction applications first submitted on or after that date. Applications submitted before that date remain subject to the prior fee schedule.

3. **Payment and administration**
   The Owner/Builder shall pay the applicable fees as a condition of approval, consistent with Section 4.9. The ACB shall impose the Board-approved permit fees, and management shall collect and separately account for the permit and mailbox charges. Permit applications of any type shall not be approved for Owners in arrears on assessment payments, as provided in Section 4.9 and subject to applicable law.

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4. **Implementation and consistent application**
   Management and the ACB shall update application forms and the published fee schedule, notify affected Owners and applicants of the effective date, and administer the schedule consistently. These Association fees do not replace governmental permits or charges. Other permit fees remain unchanged at this time.

5. **Effective Date**
   This Resolution shall become effective November 18, 2026, immediately upon adoption by the Board of Directors at two (2) board meetings.

ADOPTED by the Board of Directors of Cypress Village Property Owners Association, Inc. this 18 day of November, 2026.

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

By: _____ President

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