

# TCB Property Management

*"Taking Care of Business"*

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Dear Member,

The Board of Directors requested our attorney update Article VII, Section 8 of the Declaration used to govern our Homeowners Association

Please return the limited proxy to Renae Foster at TCB Property Management via email: [rfoster.tcb@gmail.com](mailto:rfoster.tcb@gmail.com), mail: P.O. Box 1299, Sharpes, FL 32959, or text a photo to 321-536-3166 at your earliest convenience.

Please find enclosed

- Cover Letter
- Limited Proxy for Amendment to Declaration
- Approved Budget
- Dues notification

Thank you in advance for your cooperation.

Sincerely,

*Sharon Freeman*

Sharon Freeman

TCB Property Management

**CYPRESS WOODS HOMEOWNERS' ASSOCIATION, INC.**

**LIMITED PROXY**

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned owners, or their voting representatives, of \_\_\_\_\_, (address) in Cypress Woods, hereby constitute and appoint the Secretary of the Association, the Secretary's designee or substitution, for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matters to come before the **CYPRESS WOODS HOMEOWNERS' ASSOCIATION, INC.**, at the meeting to be held on **Wednesday, January 19, 2021** at **6:30** p.m., **via Zoom**.

<https://us02web.zoom.us/j/81798537960?pwd=eIV0QTJJoTDhjRFVVKL0VSaFdNd0tuQT09>

Meeting ID: 817 9853 7960

Passcode: 142038

OR

Via Telephone - Dial-In Number/Meeting ID: 1 646 558 8656

Meeting ID: 817 9853 7960

Passcode: 142038

Limited Powers:

\_\_\_\_\_ I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below:

**1. Should Article VII, Section 8 of the Declaration be amended as follows:**

**Note:** Delete the current language of Section 8 of the Declaration, as hereinafter noted, in its entirety:

~~Section 8. Signs. No sign of any kind shall be displayed to the public view on any Lot except for signs used by the Developer and its affiliates and agent's and independent builders (to the extent such signs are approved by the Developer) during the development, construction and sale of The Properties, or real estate "for sale" signs of six (6) square feet maximum surface area.~~

**Note:** Replace, with substantial rewording, Section 8 of the Declaration as follows:

Section 8. Signs, Banners, and Flags.

A. No sign, banner, or flag, of any kind, irrespective of writing(s), language, images, content, color(s), purpose, etc., shall be displayed to the public view, except as follows:

i. Signs:

- a. one (1) real estate "for sale" sign not to exceed six (6) square feet maximum surface area;
- b. a sign not to exceed one (1) square foot maximum surface area, for the purpose of alerting the public of the use of security services, cameras, or devices for the lot/property, within ten (10) feet of any entrance to the home; and
- c. a sign not to exceed two (2) square feet maximum surface area, with the purpose and design to welcome visitors, using a salutation and/or to provide the last name of the owner(s) of the property.

ii. Banners:

No banner of any kind shall be displayed to the public view on any lot/property.

iii. Flags:

- a. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida, not larger than 4 1/2 feet by 6 feet, in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag;
- b. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

- B. A sign, banner, or flag, of any kind shall be considered as being "displayed to the public view" if it is visible in any manner to the public, including but not limited to, instances in which the sign, banner, or flag of any kind is placed inside of a residence, but is visible by the public, from the exterior of the residence.



- C. No political, candidate, present or former elected or appointed official, elective office, issue, ballot question, position, or religious sign, banner, or flag, of any kind, irrespective of writing(s), language, images, content, color(s), etc., shall be displayed to the public view on any lot/property.
- D. The Board of Directors, subject to the limitations of paragraph C. above, is hereby authorized to make, adopt, and amend the Rules and Regulations of Cypress Woods Homeowners' Association, Inc., to expand the list of acceptable and permissible signs, banners, flags, decorative plaques, holiday decorations, or accessories, as they may from time to time see fit, consistent with the language and intent of the minimum standards of appearance as represented in the Amended Section 8 A i of the Declaration, the By-Laws, and the Rules and Regulations of the Cypress Woods Homeowners' Association, Inc.

\_\_\_\_\_ YES

\_\_\_\_\_ NO

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

DATED: \_\_\_\_\_

\_\_\_\_\_  
OWNER(S) OR DESIGNATED VOTER  
SIGNATURE

DATED: \_\_\_\_\_

\_\_\_\_\_  
OWNER(S) OR DESIGNATED VOTER  
SIGNATURE

### **SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate  
\_\_\_\_\_ to substitute for me in the proxy set forth above.

DATED: \_\_\_\_\_

PROXY HOLDER

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)