

BOARD RESOLUTION

BUCKINGHAM

DECEMBER 1, 2010

The Board of Directors hereby approves the attached proposed Members' Resolution to Forego Fire Sprinkler Retrofitting Requirements for the members' consideration of said Members' Resolution.

If the Members' Resolution to Forego Fire Sprinkler Retrofitting Requirements is duly approved by the owners, the appropriate Officers shall have the authority to cause the appropriate certifications to be recorded upon the Pinellas County Public Records (and filed with the Division of Condominiums, Timeshares and Mobile Homes), without need for further action of the Board.

There are Seven (7) total Board members. The number of Board members who voted in favor of this Resolution is 5. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

BUCKINGHAM

BY: , President

Date: DEC 1/2010

(CORPORATE SEAL)

**MEMBERS' RESOLUTION TO FOREGO
FIRE SPRINKLER RETROFITTING REQUIREMENTS
PURSUANT TO SECTION 718.112(2)(I), FLORIDA STATUTES**

BUCKINGHAM

WHEREAS, Section 718.112(2)(I), Florida Statutes (2010) provides as follows:

Certificate of compliance.-- A provision that a certificate of compliance from a licensed electrical contractor or electrician may be accepted by the association's board as evidence of compliance of the condominium units with the applicable fire and life safety code must be included. Notwithstanding chapter 633 or of any other code, statute, ordinance, administrative rule, or regulation, or any interpretation of the foregoing, an association, condominium, or unit owner is not obligated to retrofit the common elements, association property, or units of a residential condominium with a fire sprinkler system in a building that has been certified for occupancy by the applicable governmental entity if the unit owners have voted to forego such retrofitting by the affirmative vote of a majority of all voting interests in the affected condominium. The local authority having jurisdiction may not require completion of retrofitting with a fire sprinkler system before the end of 2019. By December 31, 2016, an association that is not in compliance with the requirements for a fire sprinkler system and has not voted to forego retrofitting of such a system must initiate an application for a building permit for the required installation with the local government having jurisdiction demonstrating that the association will become compliant by December 31, 2019.

1. A vote to forego retrofitting may be obtained by limited proxy or by a ballot personally cast at a duly called membership meeting, or by execution of a written consent by the member, and is effective upon recording a certificate attesting to such vote in the public records of the county where the condominium is located. The association shall mail or hand deliver to each unit owner written notice at least 14 days before the membership meeting in which the vote to forego retrofitting of the required fire sprinkler system is to take place. Within 30 days after the association's opt-out vote, notice of the results of the opt-out vote must be mailed or hand delivered to all unit owners. Evidence of compliance with this notice requirement must be made by affidavit executed by the person providing the notice and filed among the official records of the association. After notice is provided to each owner, a copy must be provided by the current owner to a new owner before closing and by a unit owner to a renter before signing a lease.

2. If there has been a previous vote to forego retrofitting, a vote to require retrofitting may be obtained at a special meeting of the unit owners called by a petition of at least 10 percent of the voting interests. Such a vote may only be called once every 3 years. Notice shall be provided as required for any regularly called meeting of the unit owners, and must state the purpose of the meeting. Electronic transmission may not be used to provide notice of a meeting called in whole or in part for this purpose.

3. As part of the information collected annually from condominiums, the division shall require condominium associations to report the membership vote and recording of a certificate under this subsection and, if retrofitting has been undertaken, the per-unit cost of such work. The division shall annually report to the Division of State Fire Marshal of the Department of Financial Services the number of condominiums that have elected to forego retrofitting.

4. Notwithstanding s. 553.509, an association may not be obligated to, and may forego the retrofitting of, any improvements required by s. 553.509(2) upon an affirmative vote of a majority of the voting interests in the affected condominium.

WHEREAS, the Board has called for a vote of the owners at the Annual Meeting to be held on December 1, 2010 to forego the requirements to retrofit the units with a fire sprinkler system; and

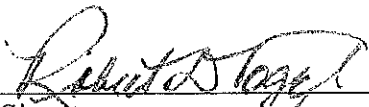

WHEREAS, this Resolution will be deemed effective upon approval of a majority of all voting interests; and


WHEREAS, if approved by the Members, the Association will record a Certificate in the Public Records of Pinellas County, Florida, attesting to the vote.

NOW THEREFORE, it is resolved as follows:

1. The above recitations are true and correct and are incorporated into this Resolution.
2. By adoption of this Resolution, the Members (Unit Owners) hereby approve to forego the requirements to retrofit the common elements, association property, and units with a fire sprinkler system, as permitted by Section 718.112(2)(I), Florida Statutes (2010), and approve the recording of a Certificate in the Public Records evidencing the members' approval of such .

WITNESSES (TWO):BUCKINGHAM


 Signature _____ BY:  _____, President
 Printed Name ROBERT D. VOGEL Date: 12/1/10


 Signature _____ (CORPORATE SEAL)
 Printed Name MARTHA B. MINTON

**AFFIDAVIT OF COMPLIANCE
WITH SECTION 718.112(2)(I), FLORIDA STATUTES**

STATE OF: FLORIDA
COUNTY OF: PINELLAS

THIS 15th DAY OF Dec 2010, PERSONALLY APPEARED Ron Kidder AS President OF THE BUCKINGHAM, AND WHO SAYS THE FOLLOWING:

1. The Annual Meeting of the Membership of Buckingham was held, pursuant to proper notice, on December 1, 2010, and one of the issues on the agenda was consideration of whether to forego the applicable life safety, fire sprinkler retrofit requirements.
2. More than a majority of the entire membership of the Association, whether voting in person or by proxy or by submitting a written consent, approved the vote to forego the applicable life safety, fire sprinkler retrofit requirements, pursuant to Section 718.112(2)(I), Florida Statutes (2010).
3. Notice that the vote was successful was provided to each member by mail or by hand delivery on or about January 1, 2011, which is within thirty (30) days of the membership vote. The Membership was notified that each owner selling his or her unit must provide a copy of the Notice to any purchaser prior to closing and each owner intending to lease or rent his or her unit must provide the Notice to any prospective lessee or tenant.
4. A copy of the Notice of Vote to Forego Fire Sprinkler Retrofitting and the Certificate recorded in the Public Records of Pinellas County, Florida, along with this Affidavit, are hereby made part of the Official Records of the Association, which are available for inspection upon written notice.

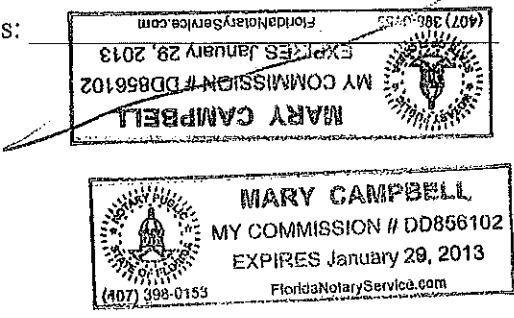
FURTHER AFFIANT SAYETH NOT.

Signature: [Handwritten Signature]
Printed Name: Ron Kidder
Date: 12-1-10

Sworn to (or affirmed) and subscribed before me this 1 day of December, 2010, by Ron Kidder, as President of Buckingham, a Florida Corporation. He is personally known to me or has produced [Handwritten Name] as identification.

[Handwritten Signature]
Notary Public - State of Florida
Mary Campbell
Printed Name

My commission expires:



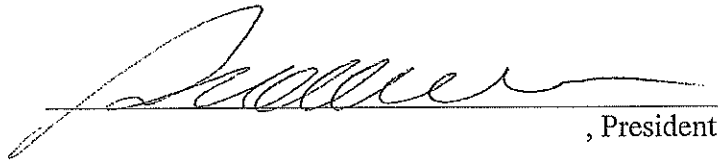
BUCKINGHAM
WRITTEN NOTICE OF VOTE TO FOREGO FIRE SPRINKLER SYSTEM RETROFITTING

This Notice is being sent to each owner of a unit in Buckingham, a condominium, to notify each owner that the Association has received the affirmative vote of a majority of all voting interests in the Association to forego retrofitting of the common elements, association property, or units of the condominium with a fire sprinkler system, as allowed by Section 718.112(2)(1), Florida Statutes (2010).

A copy of this Notice must be provided by you to any new owner prior to closing and furnished to any tenant or lessee, prior to entering into a rental agreement.

Dated: DEC 1, 2010.

BY ORDER OF THE BOARD OF DIRECTORS


_____, President