

RESOLUTION NO. 2025-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE AVENIR COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE AMENITIES RULES HANDBOOK; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Avenir Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Palm Beach Gardens, Palm Beach County, Florida; and

WHEREAS, the District is the owner of the recently completed Avenir Clubhouse and Recreational Amenities (the “Avenir Club”), located at 12255 Avenir Road, Palm Beach Gardens, Florida; and

WHEREAS, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, the District Board previously adopted the rules and regulations pertaining to the use of the Avenir Club and recreational amenities, as contained in the Avenir Community Development District Amenities Rules Handbook (the “Handbook”), approved, adopted and amended pursuant to District Resolutions 2022-01, 2022-03, 2022-11, 2022-12, 2023-02, 2023-13, and 2024-13; and

WHEREAS, as the Avenir Club has been open and operational for the last several years, the District Board has determined that the Handbook requires updated and modifications to address current usage and the needs of the Patrons, as defined in the Handbook, utilizing the Avenir Club; and

WHEREAS, the District has complied with the provisions of Chapter 120, Section 190.011, and Section 190.035, and has conducted a public hearing to address the modifications and revisions to those certain provisions of the Handbook, as contemplated herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE AVENIR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. The Handbook is hereby amended with the changes and revisions identified in underline/strike-through format as set forth in Exhibit A, attached hereto and made a part hereof. All changes identified in Exhibit A are hereby accepted and the revised Handbook, as amended, shall be effective upon the Effective Date defined in this Resolution and is attached hereto and made a part hereof as Exhibit B.

Section 3. The District Manager shall include the distribute the revised Handbook as appropriate, include such revised Handbook in the Official Records of Proceeding of the District, and post the revised Handbook on the District’s website.

Section 4. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 5. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall take effect immediately upon adoption (the “Effective Date”).

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Avenir Community Development District, this ___ **day of** _____, **2025**.

Attest: **AVENIR COMMUNITY
DEVELOPMENT DISTRICT**

Jason Pierman, Secretary

Virginia Cepero, Chairperson
Board of Supervisors

Exhibit A

(Handbook in underline/strike-through format showing changes)

Exhibit B

(revised Handbook, final)