

INDEX OF RESOLUTIONS

COUNTRYPLACE MASTER COMMUNITY ASSOCIATION, INC.

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RESOLUTION

1. AUTHORIZATION FOR PRESIDENT TO ACT ON BEHALF ON THE BOARD

WHEREAS the Rules and Regulations for the Use of the Carriage House and Common Areas make frequent reference to approval by the Board, and

WHEREAS it is not practical to defer all such approvals until the regular Board meeting or to convene a special meeting,

The Board hereby authorizes the President of the Board or his designated representative to at his discretion either approve such items on behalf of the Board or defer approval until the next Board meeting. Approval shall have the full force and effect as if approved by the Board.

APPROVAL: 6/12/96

Dee Knight
Secretary

RESOLUTION

2. CONSTRUCTION OR PLACING OF NEW EQUIPMENT OR FACILITIES ON COMMON GROUNDS

WHEREAS the CPMCA Board is responsible for the maintenance and upkeep of all common grounds improvements thereto

The Board hereby resolves that all additions either permanent or semi-permanent to Common Areas (including trees, flowerbeds, parks, etc.) shall require prior approval by the CPMCA Board.

Approval Date 6/12/96

Secretary Dee Knight

RESOLUTION

3. ARCHITECTURAL CONTROL WRITTEN POLICY

WHEREAS it is necessary to inform residents of restrictions regarding architectural appearances that affect the entire community such as (but not limited to) changes of paint color, fences, exterior storage areas, additions and improvements to properties, antennas, satellite dishes and parabolic receivers.

WHEREAS the Board is empowered to enforce compliance set forth in written policy and is responsible to distribute copies of the written policy to all residents.

WHEREAS The Board shall authorize the Architectural Control Committee to outline and submit to the Board of Directors any changes in the policy that the committee deems necessary for adoption by the community and upon approval by the Board, those changes shall be incorporated into the existing policy and distributed to all households.

Approval Date 12-11-96

Secretary Carole A. O'Donnell

RESOLUTION

4. AUTHORIZATION OF THE CPMCA BOARD TO ADMINISTER USE OF COMMON GROUNDS PARKING AREAS.

WHEREAS such parking areas are for the use of all residents and their guests, such use however, must relate directly to the enhancement of the CountryPlace life style, and

WHEREAS the parking of Boats, Trailers, Mobile Homes and other recreational vehicles of new residents shall be limited to ten (10) days. If such vehicle has not been assigned a space in the RV lot within that time, the owner must make arrangements to remove the vehicle (s) from the parking lot, and

WHEREAS guests of residents may park their recreational vehicle or automobile on such lots while visiting CountryPlace for a period not to exceed five (5) days. In addition such vehicles are not to be used as sleeping quarters while so parked.

APPROVED 7/10/96
Date

Dee Knight
Secretary

RESOLUTION

5. AUTHORIZATION OF THE CPMCA BOARD TO ABOLISH THE USE AND FIRING OF ANY FIRE WORKS.

WHEREAS CountryPlace is a Community of some 700 homes located in a rural setting with volunteer fire protection some ten to fifteen (10 - 15) miles away, and

WHEREAS CountryPlace consists of homes built of wood and brick with asbestos roofing the threat of fire is a very serious one to all, and

WHEREAS Article IV of the Articles of Incorporation of the CPMCA, Inc., states that the purpose of the Association is to provide for the safety of its residents, the CPMCA Board has voted to eliminate the use of fire works at any time within CountryPlace and to also eliminate the use of any open fire displays within the Carriage House.

APPROVED 7/10/96
Date

Dee Knight
Secretary

RESOLUTION

6. ENFORCEMENT OF DECLARATION, BYLAWS, AND RULES AND REGULATIONS

WHEREAS Article III of the Declaration and Article IX of the Bylaws of CountryPlace Master Community Association, Inc. give the Board power to enforce the Declaration, Bylaws, and The Rules and Regulations, in order to preserve property values and promote a high quality of life; and

The Board desires to enforce rules in a consistent and reasonable manner as amicably as possible;

Therefore, be it resolved that the CountryPlace Master Community Association, Inc. will enforce the Declaration, Bylaws, and Rules and Regulations in accordance with the following procedures:

A. In order to begin the rules enforcement process, an owner must state in writing to the Board any rule violation about which he or she wishes to complain. The person making the complaint must be identified in the complaint.

1. The person making the complaint may be called to testify at all hearings.
2. Board members, Committees, as well as groups of owners or residents, also may bring complaints.
3. Upon receipt of the complaint, the board shall refer the complaint to the Rules and Regulations Committee or the Architectural Control Committee to determine if the complaint has validity and make a recommendation to the Board.
4. If the complaint is found to not have validity, a letter will be sent to the original complainant explaining the reason for declining to pursue the complaint.

B. Notice of Violation

1. If the board concludes the complaint does have validity, it will send a letter to the alleged violator stating:
 - a. A description of the alleged violation including the date and approximate time it occurred, if appropriate, and, except in those cases justifying immediate action by the board;

- b. a reasonable time period during which the alleged violation may be abated without further sanction;
- c. a date and place at which a hearing will be held if the violation is not abated;
- d. an invitation to the owner to provide a statement, evidence or witnesses on his or her behalf; and
- e. the maximum sanction that the board may impose if it concludes the governing documents are violated.

2. A copy of this letter may be sent to the original complaining party or any person the board deems appropriate. In the case of nonowner-occupied properties, all residents and owners will be provided copies of all correspondence.

3. All notices required or permitted to be sent under these provisions shall be given to an owner or tenant, if the house is leased, by personal delivery, or by U.S. Mail to the last registered address of the owner or tenant, if the home is leased, as contained in the Association's records.

C. If the alleged violation continues or if requested in writing by the alleged violator, a hearing will be held.

1. If a hearing is to take place, an invitation shall be sent to the person or persons filing the complaint, inviting them to attend the hearing in order to produce evidence to substantiate their complaint. The board also may call the original complaining party to testify if it chooses to do so.

2. Upon written request to the Association, not later than ten days prior to the date of the hearing, the owners shall be entitled to:

- a. obtain the names and addresses of witnesses, to the extent known to the association; and
- b. inspect and make copies of any statements, writings and investigative reports relative to the case contained in the association records. Nothing in this section shall, however, authorize the inspection or copying of any writing or other thing which is privileged from disclosure by law or otherwise made confidential or protected, such as attorney work product.

3. In order to conduct a hearing, a quorum of the board must be present.

4. The general procedure for the hearing shall consist of opening statements by each party, presentation of testimony and evidence, including the cross examination of witnesses by each party, where appropriate, and closing statements by each party. Notwithstanding the foregoing, the board may exercise its discretion as to the specific manner in which a hearing shall be conducted and may question witnesses, review evidence and take such reasonable action during the course of a hearing as it deem appropriate to reach a just decision in the case.

5. It shall be incumbent upon each board member to make a determination as to whether he or she is able to function in a disinterested and objective manner in considering the matter to be heard. Any board member incapable of objective and disinterested consideration of the matter to be heard shall so inform the President prior to the hearing if possible or at the hearing, and the board member shall be disqualified from all proceedings with regard to the hearing.

6. After all testimony and other evidence has been presented to the board at a hearing, the board shall render its decision within ten days after the hearing. A decision shall be reached by a majority of the board members present. The board shall issue a written decision explaining the reasons for its decision and, if applicable, shall impose a sanction as provided in the Art. IX of the Bylaws of CountryPlace Master Community Association, Inc.

7. The owner and tenant, if one exists, shall be notified in writing of the decision of the board.

Approved: 8/14/96
Date

Dee Knight
Secretary

BOOK OF RESOLUTIONS

COUNTRYPLACE MASTER COMMUNITY ASSOCIATION

WHEREAS ARTICLE IV of the Articles of Incorporation of the CountryPlace Master Community Association, Inc. states that the purpose of the Association is to provide for the maintenance, preservation of the Common Areas and to promote the health, safety, and welfare of the residents, and

WHEREAS ARTICLE IX of the same document states that the affairs of this Association shall be managed by a Board of Directors, and

WHEREAS other documents affecting the affairs of this Association do not fully define every thing necessary for the effective management of the affairs of this Association, the following resolution shall constitute the policy of the current Board of Directors in those areas not fully defined in other governing documents of the Association.

These resolutions shall be subject to approval of each successive duly elected Board and may be revised or deleted in part or in whole upon a motion supported by any two directors and supported by a majority of the directors present at any regular or special meeting of the Board at which a quorum is present.

June, 1996