

## Resolution 1

### Waverly Park Homeowner's Association Board of Directors Resolution 1

The Board of Directors of the Waverly Park Homeowner's Association, meeting together with a full quorum present, on this 16th day of July, in the year 2000 have resolved to make the following operational changes to the Architectural Committee for the purpose of establishing operational procedures not defined or adequately detailed in the By-Laws or Covenants of the Waverly Park Homeowner's Association.

#### BE IT RESOLVED THAT:

1. The Architectural Committee must have at least three voting members at all times to be recognized as an official entity. If the membership of the committee should drop below three, then the Director of Committees can step in to fill a vacancy.
2. The Architectural Committee members do not have the right to make judgments or decisions concerning issues related to their duties independent of the committee and that all judgments or decisions must be made by a majority vote of the committee at a regularly called meeting of the committee which was called with at least three (3) days verbal or written notice. The Committee may also elect to hold meetings or vote either electronically or by phone.
3. The Architectural Committee shall elect a Secretary from within its members to keep copies of all findings, judgments, and decisions. The secretary shall also be responsible for the minutes of each meeting of the committee, and to report and give to the Board of Directors any documents that it may require for the execution of its normal activities and duties.
4. The Architectural Committee is responsible for keeping a book of all its findings, decisions, judgments, and penalties. This book shall act as a guide and a basis for all future decisions of the committee. The findings in this book shall establish precedents by which all future findings of similar issues must be interpreted. Thus allowing for equal and fair treatment of all the homeowners within the community.
5. It is the responsibility of the Architectural Committee to make findings, judgments, and decisions related to its respective duties as outlined in the Covenants and By-Laws. It is also the duty of this committee to assess fines within the guidelines defined by this Resolution.
6. It is the duty and responsibility of the Board of Directors to take whatever action is necessary to see that the findings, judgments, decisions, and penalties imposed by the Architectural Committee are carried out when the Architectural Committee cannot reach a reasonable resolution with the homeowner that is in violation.
7. The Architectural Committee shall establish precedents for fines and penalties on a reasonable and fair basis. This is to insure that fines and penalties be consistently applied in a fair and reasonable manner. These precedents shall be based on either the cost of resolving the violation or the loss of property value to other homeowners that the violation, if allowed to continue, would cause. This section has a direct relationship to section 4. (i.e. Boats, Trailers, Motor homes, etc. could be stored at a storage facility. The fines for these types of violations

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should make it more cost effective to move the item to a storage facility than to leave it on the lot. In the case of aesthetic violations, a small garden next to the driveway should be a minimal fine of \$25, where re-siding a house with bright purple vinyl with bright yellow trim could be \$1,000 or more per month.)

8. It is not the responsibility of the Architectural Committee to seek out non-apparent violations of the Covenants. They will patrol the community on a regular basis and take action on any violation that they discover that can be seen from the street. It is not their responsibility or duty to purposefully look for violations that are not visible and do not detract from the overall aesthetic value of the community. If, however, violations are reported to them by other homeowners, that are otherwise not visible from the street, they are to take immediate action. The purpose for this resolution is to avoid unnecessary conflicts and to contribute to the happiness and privacy of the residents.

PASSED ON JULY 16, 2000 by Waverly Park Homeowner's Association Board of Directors