

VILLAS OF BONNIE BAY HOMEOWNERS ASSOCIATION, INC.

RESOLUTION OF THE BOARD OF DIRECTORS 97-01

WHEREAS, the Board of Directors of the Villas of Bonnie Bay Homeowners Association, Inc. (the "Association"), at a meeting duly called, noticed, and held on the 09th day of February, 1997, discussed the construction and maintenance of screened enclosures and other exterior improvements to the units, and

WHEREAS, it is the duty of the Board of Directors to enforce the terms and conditions of the Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions ("CCRs"), and Rules and Regulations of the Association (cumulatively, the "Controlling Documents") in order to maintain, preserve and protect the common property for the use and enjoyment of all unit owners, and

WHEREAS, the CCRs prohibit the construction of any addition, alteration or improvement to any unit which would encroach upon the common property of the Association, and

WHEREAS, the CCRs require that all requests for exterior additions, alterations, and improvements to units must be approved by the Board of Directors of the Association, and

WHEREAS, it has come to the attention of the Board of Directors that some unit owners are not aware of the requirement that all exterior additions, alterations, and improvements must be approved by the Board of Directors, or are under the mistaken impression that approval will be granted as a matter of course,

NOW THEREFORE, IT IS HEREBY RESOLVED that

1. The Board of Directors expressly declares that it will actively enforce the Controlling Documents of the Association;
2. Any unit owner wishing to make exterior modifications to his or her unit shall make prior written application to the Board of Directors, or its duly appointed Architectural Control Committee, for permission to construct any exterior additions, alterations, or improvements to units, pursuant to Article V of the CCRs;
3. No additions, alterations, or improvements to any unit shall be constructed upon the common property of the Association;
4. No application for approval of additions, alterations, or improvements will be approved unless the application is in full compliance with the provisions of the Controlling Documents;
5. No application for approval of additions, alterations, or improvements will be approved unless a set of construction plans, including architectural drawings and survey, are submitted with the application to the Board of Directors or its Architectural Control Committee;

(Over)

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6. All approvals shall be conditioned upon the unit owner obtaining all necessary permits from all governmental authorities having jurisdiction over the construction of additions, alterations, or improvements to units in the Association;

7. The Secretary of the Association by and through the Managing Agent, is hereby directed to mail to all unit owners a copy of this resolution.

8. The provisions of paragraphs numbered 2 through 6 of this resolution shall be added to paragraph 5 of the section of the Rules & Regulations entitled "Common Areas," and the Rules & Regulations and Policy statement of February 5, 1994, are hereby ratified and confirmed.

Dated the 09th day of February 1997

Villas of Bonnie Bay Homeowners Association, Inc.

By: Jeff Thompson
Jeff Thompson, Secretary