

Fenwick Hills Homes Association, Inc.

**RESOLUTION BY CONSENT OF THE BOARD OF DIRECTORS**

**RULES AND REGULATIONS**

The undersigned, being a majority of the Directors of the Fenwick Hills Homes Association, Inc. (*The "Association"*), by authority of the *Bylaws, Article VII "Powers and Duties of the Board of Directors", Section 1a: Powers:*

*The Board of Directors shall have power to: (a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;*

**RESOLVED**, that the Fenwick Hills Homes Association Rules and Regulations be adopted as follows:

Issue	Rules	Location		
		Doc	Art	Sec
<b>Ease of Enjoyment</b>	Every Owner shall have a right and easement of enjoyment in and to the Common Area & Conservation Easement and the Recreation Area.	Dec.	2	1
<b>Restrictions</b>	The Association has the right to restrict uses or activities inconsistent with the intended use and maintenance of the Common Area & Conservation Easement and Recreation Area.	Dec	2	1a
<b>Voting Rights (assessment)</b>	The right of the Association to suspend the voting rights and right to use of the Common Area & Conservation Easement and Recreation Area by an owner for any period during which any assessment against his lot remains unpaid.	Dec	2	1b
<b>Voting Rights (violations)</b>	The right of the Association to suspend the voting rights and right to use of the Common Area & Conservation Easement and Recreation Area by an owner for a period not to exceed sixty (60) days for any infraction of its published rules and regulations	Dec	2	1b
<b>Leasing</b>	Any owner may lease or rent his Lot as long as the use of the Lot is consistent with the restrictions herein and provided that lease agreement between owner and lessee shall be written and shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and all other documents of the Association and that failure of the lessee to comply with the terms of such documents shall constitute a default under the lease.	Dec	2	3
<b>Default (Assessment)</b>	Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum or as may be established from time to time by a vote of the Association. Any defaulting Owner shall be liable for Attorney's fees incurred by the Association, and when incurred, Court costs and other expenses of litigation.	Dec	4	8
<b>Construction</b>	No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made or change in any exterior be made, until the plans and specifications showing the nature, Kind, shape, height, materials, location or design or color of the same shall have been	Dec	6	2

	submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee.			
<b>Vehicle and Traffic</b>	The Board of Directors, from time to time, may make and enforce rules and regulations relating to the parking or storage on the Properties of all types of motor vehicles, including without limitation, passenger automobiles, trucks, vans, motorcycles, recreational vehicles, boats and trailers and camper trailers. No boats, camping trailers, RVS, or motor homes may be parked in the street or in driveways longer than thirty (30) days. After that time, they must be removed.	Dec	6	4
<b>Vehicle and Traffic</b>	No portion of the Properties shall be used for any substantial repair, overhauling, painting, or work of a similar nature on any motor vehicle, routine maintenance being specifically permitted. Ownership of detached single family lots shall entitle each such lot Owner to use the parking facilities provided for each such Lot, together with "on street" parking adjacent to each such Lot, provided the same does not violate any County parking ordinances.	Dec	6	4
<b>Underground Electrical and telephone Service</b>	Neither poles nor other structures for the carrying or transmission of electric power or telephone service nor any electric or telephone line or cable, elevated or carried above the surface of the land or ground, and not completely enclosed within some building or structure permitted under the provisions of these restrictions, shall be erected, altered, placed or permitted to remain upon either (1) any lot in the subdivision, or (2) in or upon any street, alley, sidewalk, curb, gutter or easement or right of way included within the subdivision. All electric and telephone service facilities constructed or placed within the subdivision, unless completely enclosed within some building or structure permitted under the provisions of these restrictions must be carried, housed or placed beneath the surface of land in the subdivision.	Dec	6	7
<b>Nuisance</b>	No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.	Dec	6	8
<b>Fences</b>	All fences shall require the approval of Declarant, or if applicable the Architectural Review Committee. All pens or pet enclosures shall be screened from public view. No chain link fences shall be permitted.	Dec	6	9
<b>Satellite Dishes or Antennas</b>	Satellite dishes under two and one-half feet (2 ½') in width or direct TV dishes are allowed, providing they are not visible from the street.	Dec	6	10
<b>House Numbering</b>	Each Lot shall contain for public view the appropriate house number	Dec	6	11
<b>Outside Storage Building</b>	Outside storage buildings will not be constructed unless specifically approved in writing by the Declarant, or if applicable, by the Architectural Committee. This is in keeping with the overall appearance of the subdivision. This is in keeping with the overall appearance of the subdivision. One detached storage building may be constructed provided that such storage building shall be in architectural conformity with the dwelling on the Lot and be constructed of similar materials.	Dec	6	12
<b>Temporary Structures</b>	No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used or stored on any Lot.	Dec	6	13
<b>Livestock and Poultry</b>	No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other similar household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose and do not constitute a nuisance to their neighbors.	Dec	6	14
<b>Signs</b>	No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, or a sign advertising the property for sale or rent of not more than three square feet, or a sign used by a builder to advertise the property during the construction and sales period of not more than five square feet.	Dec	6	15

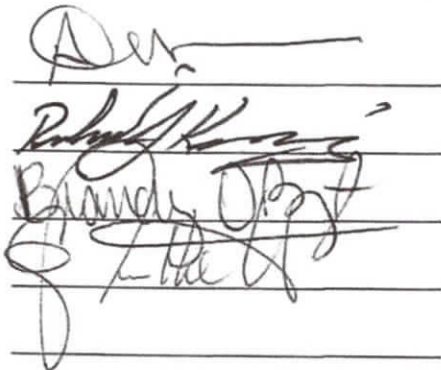
<b>Garbage and Refuse Disposal</b>	No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition to the rear of the dwelling concerned.	Dec	6	16
<b>Trailers, Boats, Campers &amp; Mobile Equipment</b>	No trailers, boats, campers, commercial vehicles over the size of a 3/4 -ton pick-up truck, or other mobile equipment except passenger automobiles and small trucks may be parked on the streets, parking lots or on any lot.	Dec	6	17
<b>Clothes Lines</b>	Clothes lines will not be allowed unless small and well screened and approved by the Declarant, or if applicable, the Architectural Control Committee. Generally, only retractable clothes lines will be approved.	Dec	6	18
<b>Air Conditioners</b>	No window air conditioner units will be allowed	Dec	6	19

**RESOLVED**, that each of the Officers and Directors of the corporation is hereby authorized to take such steps and perform such duties as they deem appropriate to implement this resolution.

**BE IT FURTHER RESOLVED**, that the Secretary of the corporation is hereby directed to file this resolution among the records of the corporation.

**BE IT FURTHER RESOLVED**, that the foregoing resolution be deemed effective **February 4, 2014**.

**DIRECTOR'S SIGNATURE**



**DIRECTOR'S PRINTED NAME**

Allen Atkinson  
RICHARD J KWIENIA  
Brandy O'Bryant  
MITCHELL, Gerald

**DATE**

2-7-14  
7 FEB 14  
Feb. 11, 14  
Feb 14, 2014