

Eden Villas Garden Court Townhome Association

Resolution to be Filed

Date: 1/25/18

Re: Fence resolution dated 3/31/16

Comments: Unable to locate signed copy of original fence resolution.

This resolution will be added to the Eden Villas rules and regulations. Effective date will remain 3/31/16.

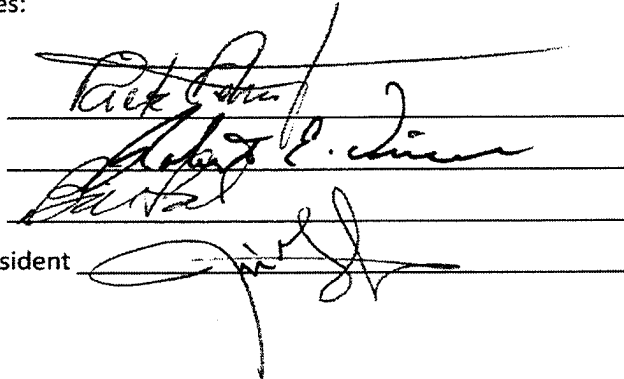
Board Signatures:

Rick Roberts

Robert Vinson

Bill Lord

Jim Gunter, President

The image shows four handwritten signatures, each written over a horizontal line. The signatures are: Rick Roberts (top), Robert Vinson (second), Bill Lord (third), and Jim Gunter, President (bottom). The signatures are written in black ink and are somewhat stylized.

Eden Villas Garden Court Townhouses Association, Inc.

Resolution – Fence Resolution

March 31, 2016

The Board of Eden Villas Garden Court Townhouses Association, Inc., herein called the Board and the Association, in accordance with the Association Bylaws, Article IX, Section 1. Powers, do hereby adopt the following change to the Fence Resolution in the Eden Villas Garden Court Townhouses, Inc.'s Rules and Regulations document.

This addition refers to Association Covenants, Article IX, and Exterior Maintenance.

"Such exterior maintenance shall not include glass surfaces, screens and screen doors, exterior door and window fixture and other hardware and patios... The maintenance, upkeep and repair of individual patio areas appurtenant to each Townhouse, exterior screens and screen doors, exterior doors and window fixtures, all Exterior hardware shall be the sole responsibility of each Lot Owner."

Fences are the responsibility of the homeowner. The Board or Architectural Committee will notify homeowners when a fence repair or replacement is needed. If the fence is a common divider or a shared fence, both homeowners share the responsibility for the repairs and upkeep of that fence. It will be up to the homeowners themselves, to come to an agreement about repairs and costs. If a solution has not been achieved within 60 (sixty) days the homeowner(s) may contact the Board for further action. If fences are not voluntarily repaired or replaced within 60 (sixty) days of the notification, the Board and or Architectural Committee will facilitate the repairs and the homeowner, or homeowners if a common divider, will be charged the cost of the repair plus 50%.

This Resolution will be added to the Eden Villas Rules and Regulations.

Motion _____ Second _____

Votes for _____

Votes Against _____

President _____

Secretary _____