

**RESOLUTION
BOARD OF DIRECTORS**

AUTUMN RUN HOMEOWNER, ASSOCIATION, INC.

WHEREAS, the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Autumn Run ("Declaration") allows the Board of Directors exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions in these By-laws, the Articles of Incorporation or the Declaration; and

WHEREAS, the Declaration and Bylaws of Autumn Run Association grant the Association, acting through the Board of Directors, the authority to adopt and publish rules and regulation governing the use of the Common Areas as said term is defined in the Declaration, and the personal conduct of the members and their guest thereon and to establish penalties for the infraction thereof; and

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to establish and adopt a policy providing a uniform process for the parking of vehicles within the community.

NOW, THEREFORE, the Board of Directors of the Autumn Run Homeowner, Association, Inc. hereby adopts the following Parking/Vehicle Policy for AUTUMN RUN HOMEOWNER, Association, Inc., attached hereto as Exhibit "A".

This 15th day of May 2008.

Board of Directors,

AUTUMN RUN HOMEOWNERS, Association, Inc.

By: Phillip Satterfield
President

Attest: Kate Chew
Secretary

PROPOSED

EXHIBIT "A"

PARKING / VEHICLE POLICY

AUTUMN RUN HOMEOWNERS ASSOCIATION, INC.

1. Parking for Autumn Run Homeowners, Association, Inc. members are limited to the number of spaces in the garage and available in the driveway.
2. Parking for guest is acceptable to be extended to the street only in exception cases, for example; Birthday parties, Family gatherings, meetings, etc.
3. Approved vehicles are considered your primary form of transportation. Non-Approved vehicles include: motor homes, watercraft, trailers, motorcycles, minibikes scooters, go carts, trucks, campers, buses, vans, limousines and any commercial vehicles with a gross weight of over (one) 1 ton. Non-Approved vehicles will need to get written approval prior to being parked on a lot for any amount of time.
4. **FIRST NOTICE:** If an owner parks a Non-Approved vehicle on their lot, they will receive a first violation letter stating the violation and action to resolve the violation.
5. **SECOND NOTICE/FINING NOTICE:** If an owner has not removed the vehicle in the amount of time stated in the first violation letter, the homeowner will receive a second violation letter stating within ___ timeframe, if the owner does not remove the vehicle, they will begin to incur fines of ___ per day until the vehicle is moved. After ___ days of fines, the Association will send a bill to the homeowners for the fines. If within 10 days of the fines being billed they are not paid, the Association will place a lien on the property for CC&R violations.
6. **SUSPENSION OF VOTING:** In addition to the foregoing, if an owner has not paid his assessments or fines within forty-five (45) days after the assessment was due and payable, the Association or its authorized agent shall send a notice to the owner, notifying the owner that his/her rights to the COMMUNITY VOTING are suspended until such time as all assessments, late fees, interest and/or other charges are paid in full.
7. **ATTORNEYS:** If the owner does not pay all assessments, late fees, interest or other charges within sixty (60) days of the due date, the owner's account will be turned over to the attorney for collections. The owner shall be responsible for all reasonable attorneys fees actually

incurred in the collection of the delinquent account, including, but not limited to, an initial charge of \$270 for fees and hard costs in the amount of \$29.50. The attorney shall file a lien on the owner's lot in the county land records. Once an owner's account is turned over to the attorney's to collect, owner may be subject to a lawsuit to collect all amounts due and/or a foreclosure action.