

COLONIAL GREEN HOMEOWNERS ASSOCIATION

Amendment to Rules and Regulations: Renter Contact Information and Feeding Wildlife

Policy Resolution No. 2022 - 1

WHEREAS, Article III, Section 3(b)(1) of the Amended and Restated Declaration of Covenants and Restrictions (“Declaration”) provides that the Board of Trustees of Colonial Green Homeowners Association (“Board”) shall have all of the powers for the administration of the affairs of the Colonial Green Homeowners Association (“Association”) which are not specifically reserved to Members;

WHEREAS, Article III, Section 3(c)(2) of the Declaration authorizes the Board to establish rules and regulations for the use of the Property;

WHEREAS, Article III, Section 4(b) of the Declaration establishes the Design Review Committee for the purpose of regulating the external design, appearance, and location of improvements located on the Property to maintain a harmonious relationship among structures and the natural vegetation and topography;

WHEREAS, Article VII, Section 1(a) of the Declaration prohibits any nuisances to exist or operate upon any of the Property so as to jeopardize property values or be detrimental to the well-being of Members as determined by the Board;

WHEREAS, Article VII, Section 1(d) of the Declaration authorizes the Board to adopt general rules, including rules to regulate potential problems relating to the use of the Property and the well-being of Members, such rules to be binding on all Members;

WHEREAS, Section 5(e) of the Association’s Rules and Regulations provides guidelines for homeowners to follow when renting their Lots to lessees;

WHEREAS, Section 14 of the Association’s Rules and Regulations governs the keeping of pets on the Property, including a prohibition on having any animals except dogs, cats, and/or other household pets;

WHEREAS, the Board desires to amend the Association’s Rules and Regulations pursuant to Article VII, Section 1(d) of the Declaration to establish a prohibition against feeding wildlife on the Property and to clarify the guidelines for homeowners renting their Lots to lessees.

WHEREFORE, it is hereby resolved, that the Association’s Rules and Regulations shall be amended as follows:

Section 5(e) shall be deleted in its entirety and replaced with the following, changed language in *italics*:

Any Lot Owner who rents a Lot to a lessee shall deliver to the Management Company, within ten (10) days of leasing a Lot, a written statement designating the address(es) of the leased living units, a written covenant from the lessee, and current contact information (including name, best telephone number, and email address) for the lessee(s). Owners shall promptly inform the Management Company of any changes to their lessee's contact information during the duration of the lease. The written covenant shall state that the lessee(s) will fully comply with all the terms and provisions of this Declaration, the Articles, Bylaws, and the Book of Resolutions. In the event that such covenants are violated, the Lot Owner renting to the lessee(s) shall cause the lessee(s) to vacate the Lot and, in the event such party or parties do not vacate the Lot, the Association shall take whatever measures are necessary, by law or in equity, to have the party or parties removed from the Lot and shall assess the Owner for any costs or attorney's fees caused by such measures. No lease term on any Lot shall be for a period less than twelve (12) months. Any lease, or proposal thereof, shall be submitted to the Board of Trustees for their records.

Section 14 shall be amended to add subsection (d):

Residents are prohibited from feeding wildlife on the Property, with the exception of bird feeders. Should a bird feeder become a nuisance, the Board of Trustees may at its discretion require the Resident to remove the bird feeder.

A copy of this resolution shall be sent or otherwise made available to all Lot Owners at their address on file with the Association.

This resolution was adopted by the Board of Trustees on April 24, 2022, and is effective on that date.

Colonial Green Homeowners Association

RESOLUTION ACTION RECORD

Resolution Type: Policy

Pertaining to: Amendment to Rules and Regulations: Renter Contact Information and Feeding Wildlife

Duly adopted by the Board of Trustees of the Association on April 26, 2022.

Motion by: Damgaard

Seconded by: Phillips

NAME	TITLE	YES	NO	ABSTAIN	ABSENT
<u>S Cronmeyer</u>	President	✓			
<u>Allison Ratchette</u>	Vice President ^{Developer/Trustee}	✓			
<u>W Phillips</u>	Secretary ^{Developer/Trustee}	✓			
<u>N Damgaard</u>	Treasurer	✓			
	Director				

Attest: Christina Elfrene ^{Managing Agent}
(Secretary)

Date: 9/15/22
(date delay due to waiting on resolution from attorney)

Resolution effective as of date of adoption.