

Golders Green Community Association, Inc.
Policy Resolution No. 1999-2
Book of Resolutions

WHEREAS, Article VII of the Bylaws assigns the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association and further states that the Board may do all such acts and things as are not by the Declaration or the Bylaws required to be exercised and done by the Association;

WHEREAS, there is a need for the Board to keep a record of the actions and decisions taken in the performance of its duties; and

WHEREAS, it is the intent of the Board to maintain a record of its decisions in addition to the customary Book of Minutes.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors shall create a Book of Resolutions which shall be an orderly and indexed record of the resolutions adopted by the Board, and of the Rules and Regulations promulgated by the Association.

I. Classification of Resolutions

The resolutions of the Board shall be classified as follows:

- A. "Policy Resolutions" means resolutions adopted by the Board which specifically relate to the long-term governance of the Association, including, without limitation, actions affecting the property rights, obligations, and equity of both the Association and the individual owners.
- B. "Administrative Resolutions" means those resolutions adopted by the Board which deal with the internal operation and structure of the Association, including, without limitation, resolutions adopted with respect to financial procedures and committee terms of reference.
- C. "General Resolutions" means those resolutions adopted by the Board with respect to specific expenditures, single task actions, and other matters which have no continuing, far-reaching, or precedent-setting implications.
- D. "Special Resolutions" means (1) resolutions adopted by the Board or the Covenants Committee with respect to questions of compliance by an owner or resident with the provisions of the Homeowners Association Instruments (Bylaws, Declaration of Covenants, and Articles of Incorporation) or the Book of Resolutions; and (2) resolutions adopted by the Board or Covenants Committee in the course of issuing an interpretation of the Homeowners Association Instruments.

X. Enforcement

The Association, Declarant, and successor Declarant, any owner or tenant shall have the right to enforce, by any proceeding set forth herein or at law or in equity, all provisions of the Book of Resolutions and the Homeowners Association Instruments. Failure by the Association, Declarant, successor Declarant, or any owner or tenant to enforce any of the provisions of this Book of Resolutions shall in no event be deemed a waiver of the right to do so thereafter. A waiver of such rights shall be effective only pursuant to a written instrument signed by the party charged with such waiver. Such instrument shall operate as a waiver of only those provisions which are expressly waived therein.

XI. Violation and Nuisance

Every act or omission which, in whole or in part, violates any provision of this Book of Resolutions is hereby declared to be a nuisance and may be enjoined or abated by the Association, the Declarant, any successor of Declarant, or any owner, whether or not the relief sought is for negative or affirmative action.

XII. Violation of the Association Rules and Regulations

All owners, their households, tenants, employees, guests, licensees, and invitees must observe and abide by all Rules and Regulations adopted by the Association. If an owner or such owner's tenant, or such owner's (or tenant's) household, employees, guests, licensees, and invitees violates a rule or regulation then such owner shall hold the Association harmless for any and all damages and losses that may ensue.

XIII. Violation of Law

Any violation by an owner or such owner's tenant, or such owner's (or tenant's) household, employees, guests, licensees, and invitees of any applicable law, ordinance, or regulation, pertaining to the ownership, occupation, or use of any portion of the Homeowners Association is hereby declared to be a violation of this Book of Resolutions. Such owner may be subject, at the discretion of the Board, to any or all of the enforcement procedures set forth herein.

XIV. Remedies Cumulative

Each remedy set forth in this Book of Resolutions shall be in addition to all other remedies available at law or in equity and all such remedies, whether or not set forth in this Book of Resolutions, shall be cumulative and not exclusive.

XV. Reference of Pronouns

All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular, and plural as the identity of the person, persons, or entities may require.

Exhibit A

Resolution Action Recorded

Resolution Type: Policy No. 1999-1
Pertaining to: Book of Resolutions
Duly adopted at a meeting of the Board of Directors held _____
Motion by ANTHONY LEA Seconded by JOHN JEFFERS

Vote:
Yes No Abstain Absent

John B. Jeffers yes _____
President

Anthony A. Lea yes _____
Vice President

Treasurer

Julu Schwapki yes _____
Secretary

Ann B. Zimmerman yes _____
Director

Director

Director

ATTEST:

Julu Schwapki
Secretary

9/22/99
Date

Resolution Action Recorded

Resolution Type: Policy

No. 1999-1

Pertaining to: Book of Resolutions

Duly adopted at a meeting of the Board of Directors held _____

Motion by _____ Seconded by _____

	Vote:			
	Yes	No	Abstain	Absent
_____ President	_____	_____	_____	_____
_____ Vice President	_____	_____	_____	_____
_____ Treasurer	_____	_____	_____	_____
_____ Secretary	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____
_____ Director	_____	_____	_____	_____

ATTEST:

Secretary

Date

Golders Green Homeowners Association, Inc.
Policy Resolution No. 1999-3
Assessment Collections

WHEREAS, Article VII of the Bylaws assigns the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association and further states that the Board may do all such acts and things as are not by the Declaration or the Bylaws to be exercised and done by the Association;

WHEREAS, Article V of the Declaration of Covenants, Conditions, and Restrictions creates assessments and outlines the procedures to be followed for non-payment of assessments for members of the Association;

WHEREAS, The North Carolina Planned Community Act (N.C.G.S. 47-E) further clarifies the collection of delinquent assessments and allows for the collection of actual attorney fees;

WHEREAS, the Board recognizes the need for specific procedures to be set and followed in the collection of assessments from members of the Association;

NOW, THEREFORE, BE IT RESOLVED THAT, the assessment collections procedure shall be outlined as below:

Monthly installments of the regular annual assessment are due on the first day of the month for which they are due and are considered past due if not received in the office of the managing agent on the last day of the month for which they are due.

The managing agent is hereby instructed to charge each unit owner for which assessments have not been received on the last day of the month, a late charge of \$25, and collection charges as outlined on the attached collection policy sample. Such charges shall become a part of the assessment charged for such unit in default.

The managing agent is further empowered to notify such defaulting unit owner by past due invoices of such default and to continue collection procedures through the Association's attorney until such delinquency is brought current. In the event the assessment is considered uncollectable by reason of bankruptcy, etc., the managing agent will advise the Board of Directors.

Resolution Action Recorded

Resolution Type: Policy No. 1999-3
Pertaining to: Assessment Collections
Duly adopted at a meeting of the Board of Directors held: _____
Motion by: _____ Seconded by: _____

Vote:
YES NO ABSTAIN ABSENT

John Jeffers yes _____
President

Anthony A. Lee yes _____
Vice President

Treasurer

Jalus Sobrante yes _____
Secretary

Am B. Z... yes _____
Director

Director

Director

ATTEST:

Jalus Sobrante
Secretary

9-22-99
Date

**GOLDER'S GREEN HOMEOWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION NO. 2000-1
BOOK OF RESOLUTIONS**

The Golder's Green By-Laws Article V Board of Directors 5.1 states that "Each director shall hold office until his death, resignation, retirement, removal, disqualification, or his successor shall have been elected and qualified."

It is this Board of Directors intention to clarify and codify this to more a succinct policy. Therefore:

Whereas, Article V Section 1 of the By-Laws establishes a Board of Directors;

Whereas, Article VII sets forth the powers and duties of the Board of Directors;

Whereas, Article VIII of Chapter 55A, The Nonprofit Corporation Act, of the General Statues of North Carolina outlines the powers and duties of the Board of Directors;

Whereas, there is a need to codify a Board members term of office;

Whereas, it is the intent of this Board to establish a specific term of office for Board members;

Now, therefore, be it resolved that the Board of Directors of the Golder's Green Homeowners Association set the standard term of office at three year to be effective immediately and to remain in effect until otherwise rescinded, modified, or amended by a majority of the Board.

Effective this date, March 15, 2000.