

THE MEADOWS AT THE VILLAGES OF OLD LANDING HOMEOWNER ASSOCIATION
RESOLUTIONS

#01-2014	Jan 2014	Adoption of Resolution to Formalize Board Decisions
#02-2014	Jan 2014	Sidewalk Trees and Shrubs
#03-2014	Jan 2014	Resale Book

Resolution # 01-2014

**RESOLUTION OF THE BOARD OF DIRECTORS
THE MEADOWS AT THE VILLAGES OF OLD LANDING HOMEOWNER ASSOCIATION**

ADOPTION OF A RESOLUTION TO FORMALIZE BOARD DECISIONS

BE IT RESOLVED that, at a duly noticed and conducted meeting of the Board of Directors of the Meadows of the Villages of Old Landing Homeowner Association held on the 14th day of January 2014, at which a quorum was present, the following resolution was adopted:

WHEREAS Article VI of the bylaws gives the Board of Directors the authority to adopt, publish and enforce rules and regulations governing permitted and prohibited uses and restrictions within the association, and

WHEREAS there is a need for a clear and consistent enforcement policy governing all homeowners and the board, and

WHEREAS there is a need for this policy to be contained in a searchable format so as to ensure consistency of action,

THEREFORE be it resolved that the Board of Directors will cause to be voted upon and adopted at a meeting in which a quorum is present any Resolution that will serve to clarify, codify and otherwise enumerate those policies and procedures as they relate to the efficient functioning of the Meadows at the Villages of Old Landing Homeowners Association and that a published record of all Resolutions shall be maintained for public inspection and Board of Director reference and use.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Treasurer, this 14th day of January 2014, and direct its publication for inspection by all members of the Meadows of the Villages of Old Landing Homeowner Association.

The Meadows at the Villages of Old Landing Board of Directors

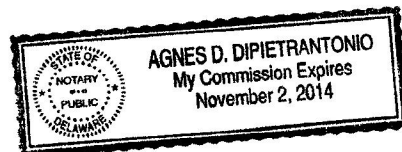
By: Ellis Underkoffler
Ellis Underkoffler, President

By: Joseph A. DiPietrantonio
Joseph A DiPietrantonio, Treasurer

Attested to this day: 14 Jan 2014

Agnes DiPietrantonio

Agnes DiPietrantonio
Notary Public



**RESOLUTION OF THE BOARD OF DIRECTORS
THE MEADOWS AT THE VILLAGES OF OLD LANDING HOMEOWNER
ASSOCIATION**

Sidewalk Trees and Shrubs

BE IT RESOLVED that, at a duly noticed and conducted meeting of the Board of Directors of the Meadows of the Villages of Old Landing Homeowner Association held on the 14th day of January 2014, at which a quorum was present, the following resolution was adopted:

WHEREAS Note 4 contained within the Meadows of the Villages of Old Landing plat calls for the construction of four (4) feet wide concrete sidewalks, and

WHEREAS Note 6 on the same plat asserts that a ten (10) feet wide permanent construction, maintenance, utilities and sidewalk easement shall be created by this plan along all street right-of-way lines and that this easement shall be available for installation and maintenance of utilities and sidewalks, and

WHEREAS Note 4 asserts that maintenance of all sidewalks within the right-of-way areas shall be the responsibility of the Homeowners Maintenance Association AKA the Meadows at the Villages of Old Landing Homeowner Association, and

WHEREAS the Board of Directors has noted that street trees and shrubs planted within this easement may cause damage to the sidewalks, imperil pedestrian safety or obstruct the line of sight for vehicular traffic,

THEREFORE be it resolved that the Board of Directors directs that all property owners be prohibited from planting street trees and shrubs within this ten (10) foot easement and that the Board of Directors may, at its discretion, direct the removal of those street trees and shrubs currently located within this easement should they damage the sidewalk and/or imperil pedestrian safety or obstruct the line of sight for vehicular traffic.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Treasurer, this 14th day of January 2014, and direct its publication for inspection by all members of the Meadows of the Villages of Old Landing Homeowner Association.

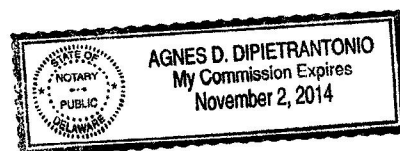
The Meadows at the Villages of Old Landing Board of Directors

By: Ellis E. Underkoffler
Ellis Underkoffler, President

By: Joseph A. DiPietrantonio
Joseph A DiPietrantonio, Treasurer

Attested to this day: 14 Jan 2014
Agnes D DiPietrantonio

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Notary Public



**RESOLUTION OF THE BOARD OF DIRECTORS
THE MEADOWS AT THE VILLAGES OF OLD LANDING HOMEOWNER
ASSOCIATION**

Resale Book

BE IT RESOLVED that, at a duly noticed and conducted meeting of the Board of Directors of the Meadows of the Villages of Old Landing Homeowner Association held on the 14th day of January 2014, at which a quorum was present, the following resolution was adopted:

WHEREAS the Board of Directors, at a meeting on September 10, 2013 at which a quorum was present, did vote to require the purchase of a "Resale Book" by new property owners, and

WHEREAS this book will contain DUCOIA required documents including but not limited to By-Laws, Declaration of Restrictions, Maintenance and Easement Agreements, Architectural Change Process/Application, Exterior Color Policy and Overflow Parking Lot Vehicle Registration Form, and

WHEREAS said document shall be bound and required for purchase by new property owners at settlement, and

WHEREAS the Board of Directors has voted that a fee of \$50 is required to be paid by personal check and payable to The Meadows at the Villages of Old Landing, and

WHEREAS the fee may be subject to change in the future without further notice.

THEREFORE be it resolved that the Board of Directors directs that all new property owners are required to purchase a Resale Book as indicated and that new property owners will make themselves familiar with the By-laws and other materials contained therein.

IN WITNESS WHEREOF, the said Board of Directors has caused this Resolution and Policy to be signed by its President and Treasurer, this 14th day of January 2014, and direct its publication for inspection by all members of the Meadows of the Villages of Old Landing Homeowner Association.

The Meadows at the Villages of Old Landing Board of Directors

By: Ellis Underkoffler
Ellis Underkoffler, President

By: Joseph A. DiPietrantonio
Joseph A DiPietrantonio, Treasurer

Attested to this day 14 Jan 2014
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