

Village at Union Mills HOA Board of Directors

BOARD RESOLUTION - OUTSIDE STORAGE

WHEREAS, the Village at Union Mills Board of Directors is empowered to adopt Rules and Regulations, according to Section 5.1 of the Covenants, Conditions and Restrictions:

CC&Rs Section 5.1 – Adoption, Implementation and Enforcement of Property Use Restrictions:

"In addition to the specific restrictions contained in this Section 5, the Bylaws of the Association may provide for, and the Board of Directors of the Association shall have the authority to adopt, implement, and enforce, other, additional or supplemental conditions, restrictions, rules and regulations regarding or affecting uses of the Property not inconsistent with this Declaration, applicable laws or ordinances, or the terms and provisions of said Bylaws."

AND WHEREAS, Article 5.6 of the Covenants, Conditions and Restrictions requires that Owners keep Lots free of trash, debris and unsightly materials:

CC&Rs Section 5.6 – Maintenance of Improvements:

"The Owner of each Lot shall maintain all Improvements located on said Owner's Lot in a clean and attractive condition, in good condition and repair and in such fashion as not to create a fire, or other unreasonable risk of damage, loss or hazard. Such maintenance shall include, without limitation, painting, repair, replacement and care for roofs, glazing and glass surfaces, gutters, down spouts, exterior building, surfaces, driveways, walks and other exterior improvements situated on such Lot. Each Owner shall keep and maintain all shrubs, trees, grass and other plantings of every kind situated on such Owner's lot neatly trimmed, properly cultivated and free of accumulations or refuse, dead or dying foliage, trash, debris, weeds, noxious or poisonous plant and other unsightly materials. Damages suffered by Lots and/or Improvements located thereon caused by fire, flood, storm, earthquake, riot, vandalism, or any other cause shall be the responsibility of the Owner to repair or restore to undamaged condition within the time reasonably and objectively necessary in order to repair damage to and to maintain such Owner's Lot and all sidewalks, aprons and parkways located upon or immediately adjacent thereto, free of unsightly, excessive or unsafe accumulations of refuse, debris, water, ice, snow and the like. The provisions of this section include the areas between the property line of any Lot and the nearest curb."

AND WHEREAS, the Board of Directors considers outside storage unsightly,

AND WHEREAS, the Board of Directors deems the need to prevent storage of items within public view,

THEREFORE, SO BE IT RESOLVED THAT, all items stored outside, such as yard equipment, storage containers, dog houses, trash cans, recycling bins and compost containers must be completely screened from streets, parks and adjacent homes, unless otherwise approved by the ACC. Trash Cans may be put on the street 24 hours before pick-up and must be properly stored from view no more than 24 hours after pick-up.

The effective date of this Resolution shall be April 15, 2012.

THE VILLAGE AT UNION MILLS HOMEOWNERS ASSOCIATION




President

March 6, 2012

Date

FOR ASSOCIATION RECORDS

The Secretary hereby attests that this Policy Resolution was approved and adopted by the Board of Directors on this 6 day of MARCH, 2012.



Secretary

3-6-12

Date