

**UNANIMOUS WRITTEN CONSENT RESOLUTIONS  
BY THE BOARD OF DIRECTORS OF  
TUSCANY VILLAGE COMMUNITY  
HOMEOWNERS' ASSOCIATION, INC.**

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We, the undersigned, being all of the Directors of Tuscan Village Community Association, Inc. ("Corporation"), do hereby authorize and take the following corporate actions:

WHEREAS, Section 5.8 of the Declaration of Covenants, Conditions, and Restrictions of Tuscan Village Subdivision (the "DCCR") provides that the Board may establish reasonable rules and regulations and that such rules and regulations shall be furnished to the Members prior to their effective date; and

WHEREAS, Section 12.1 of the DCCR provides that the Board may seek to recover damages, fees or other sums due for violation of the DCCR; and

WHEREAS, Section 4.5K of the DCCR provides the Committee the power to determine whether or not a pool shall be defined as aboveground; and

WHEREAS, the Board desires to establish the following rules and regulations regarding assessments for violations of the DCCR; and

WHEREAS, the Board desires to provide each Member notice of the definition of or adoption of rules and regulations prior to the effective date in accordance with Section 4.5K, 5.8 and Section 12.1 of the DCCR.

NOW, THEREFORE, the following resolutions are unanimously adopted:

**RESOLVED** that the Corporation is authorized and directed to assess its Members for violations of the DCCR as follows:

<u>Category or Group:</u>	<u>Assessment:</u>
Landscaping Violations	\$50.00 per occurrence
Parking Violations	\$50.00 per occurrence
ARC Violation*	\$100.00 per occurrence
Other Violations	\$50.00 per occurrence

\*Failure to submit an ARC application will result in an immediate \$100.00 assessment. In the event that a project is implemented differently than submitted, the assessment will be \$75.00. Failure to submit a picture of the completed project by an end date designated by the applicant will result in a \$50.00 assessment.

Members shall be provided with one (1) courtesy notice per category per calendar year and one (1) final violation/fine warning notice prior to being assessed for violations. Upon the occurrence of a violation (as defined below), the Board shall provide written notice to the offending Member of such violation. At such time as a subsequent violation occurs during the calendar year, the written notice to the offending Member will include notice of the assessment according to the foregoing assessment schedule. If the Member does not pay and the violations are not resolved within forty-five (45)



accumulative days, then the Board will seek available remedies for collection as provided in Section 5.8 of the DCCR and the board approved collection policy.

- For parking violations, Members shall be allotted twenty-four (24) hours to remedy the violation before being issued a second violation citation.
- For prohibited vehicle violations, Members shall be allotted twenty-four (24) hours to remedy the violation before being issued a second violation citation.
- For landscaping violations, Members shall be allotted thirty (30) days to remedy the violation before being issued a second violation citation, weather permitting. Members shall be assessed an additional \$50.00 every fifteen (15) days so long as the violation remains.
- For other violations, the time period during which the violation may be remedied shall be at the discretion of the Board and shall be indicated on the initial notice of violation.

**RESOLVED** that notices of violation shall be deemed received by a Member immediately if personally delivered to a Member, one (1) day after delivery if notice is left at a Member's residence, and three (3) days after mailing if notice is sent via US mail.

**RESOLVED** that the Board shall provide by USPS delivery notice of the adoption of the foregoing rules and regulations a document titled "NOTICE OF ADOPTION OF RULES AND REGULATIONS BY HOMEOWNERS ASSOCIATION" to each Member.

**RESOLVED** that the Corporation is authorized and directed to define the restrictions regarding Above-Ground Swimming Pools as follows:

- The HOA Board deems that, if the pool sits on the ground and cannot be emptied after each use, for whatever reason, then it is determined to be an "above ground pool" and it is a violation of Article IV, Section K. Above-Ground Pools Prohibited.
- The HOA Board deems an inflatable kiddie pool, wading pool and a one piece plastic pool is determined not to be an "Above-Ground Pool" and is not in violation of Article IV, Section K. Above-Ground Pools Prohibited.
- Pool shall be located in the rear yard.

**RESOLVED** that the Corporation is authorized and directed to promulgate, amend or modify additional rules and regulations or building policies or procedures as it may deem necessary or desirable to guide owners as to the requirements of the Architectural Review Committee for the submission and approval of requested trash can storage additions as follows:

- Required to submit an ARC request form. Review and approval from ARC Committee and City is required. No installation prior to review and approval. Addition shall be attached to the house. No free standing


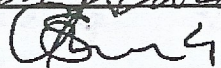
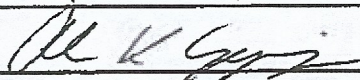


structures.

- Homeowner is required to adhere to all city codes enacted by the city of Greenwood and state law. Addition Permit Application with city is required. Addition is to meet the setback requirements of the Greenwood City Code. If setback requirements are not met, a Dimensional Variance Application is to be picked up at the Greenwood City Building Commissioner Office before construction commences. Additional application fee(s) apply. State Law and Greenwood's Rules of Procedure are to be followed.
- An addition in Tuscany Village is an R-2A zoning district. Minimum area requirement for side yard setback is 8 ft. For side D.S. & U.E. is 10 ft.
- Trash storage addition shall be limited to one per lot and built only on the side of the house. The addition shall be used for trash storage only and no trash or debris shall be placed outside the trash storage addition.
- Trash storage addition shall not be allowed beyond front building line.
- The trash storage addition is required to have a concrete slab, per city code.
- The trash storage addition is required to match the color scheme and materials of the house, the brick, siding, trim and roof shingles. Trash storage addition must be properly maintained.
- No flat roofs; the roof pitch shall be similar of that of the house.
- The trash storage addition is restricted to size and height as noted in ARC guidelines. Maximum dimensions are to be 6 ft. wide x 4 ft. high x 3 ft. depth and to meet setback requirements as noted.
- No constructed exterior shall be built of aluminum, metal, plastic, or other similar material and no metal roofs allowed.
- No free standing detached outbuilding will be permitted, including but not limited to, storage sheds, mini-barns or garages.

**RESOLVED** that the effective date for the foregoing rules and regulations shall be December 1, 2016.

This written authorization shall be filed with the Corporation for insertion in the corporate minute book.

<u>Name</u>	<u>Signature</u>	<u>Date</u>
Dan Swidron		11/17/2016
Ashok Vaja		11/17/2016
Alan Copping		11/17/2016