

**UNANIMOUS RESOLUTION OF
THE BOARD OF DIRECTORS OF
HAMPTON STATION HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Board of Directors of the Hampton Station Homeowners Association, Inc. (the "Association") hereby take the following action and adopt the following Resolution, as of the 24 day of February, 2021 and direct that this resolution be filed in the Association's corporate minute book.

WITNESSETH

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in the Declaration of Covenants, Restrictions and Easements for Hampton Station, which was recorded July 15, 2005 at Deed Book 8046, Page 338, *et. seq.*, in the Cherokee County, Georgia land records (as may be amended and/or supplemented from time to time, the "Declaration"), to have the power and authority set forth therein; and

WHEREAS, the Board of Directors of the Association (the "Board") constitutes the body responsible for administration of the Association and, as such, is granted certain authority pursuant to the Declaration and the By-Laws of Hampton Station Homeowners Association, Inc. ("By-Laws"); and

WHEREAS, Article IX, Section 9.1 of the Declaration authorizes the Board to promulgate, modify or expand upon the use restrictions by adopting reasonable Rules and Regulations applicable to the Owners and property within the Association; and

WHEREAS, Article XII, Section 12.1 of the Declaration provides that the Board may levy reasonable fines against Owners who violate the terms of the Declaration, the By-Laws and any Rules and Regulations; and

WHEREAS, Article VII, Section 7.10 of the By-Laws establishes a fining procedure and provides that fines may be imposed after written notice in accordance with the procedures set forth therein; and

WHEREAS, the Board would like to adopt certain Rules and Regulations and fines to govern Owners who violate the governing documents; and

NOW THEREFORE, the undersigned constituting all duly elected members of the Board do hereby adopt the following resolution as the action of the Board:

RESOLVED, that the Board adopts the Hampton Station Homeowners Association Community Standards Enforcement Policy attached hereto as "Exhibit A"; and

FURTHER RESOLVED, The Board of Directors reserves the right to impose reasonable fines different from those set forth on Exhibit "A" if circumstances for a particular

violation merit the imposition of fines other than what is provided for on Exhibit "A" in the Board's sole discretion.

IN WITNESS WHEREOF, the undersigned, being all of the duly elected directors of Hampton Station Homeowners Association, Inc., have hereby consented to the foregoing Resolution as of the date above.

DIRECTORS OF HAMPTON STATION HOMEOWNERS ASSOCIATION, INC.:

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By: Brook Perez
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Name: Brook Perez

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By: Yok Re
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Name: Yok Re

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By: [Signature]
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Name: Jeff Jackson

DocuSigned by:
By: Peter Gacek
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Name: PETER MICHAEL GACEK

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By: Sal Bono
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Name: Sal Bono

EXHIBIT “A”

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