

**HIGH VISTA AT RIDGEWOOD LAKES
HOMEOWNERS' ASSOCIATION, INC.**

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, Article II, Section 1 of the recorded Village Declaration of Covenants, Conditions and Restrictions for High Vista at Ridgewood Lakes, as amended and supplemented of record, ("the Declaration") provides in relevant part:

* * *

Each Owner shall have a non-exclusive right and easement of enjoyment to the Village Common Areas owned by the Association, which shall be appurtenant to the title to the Lot. Such rights and easements shall pass with the title to every Home, subject to the following:

* * *

B. Rules and regulations adopted by the Association governing the use and enjoyment of the Common Open Space;

C. The right of the Association to charge reasonable admission and other fees for the use of any recreational facility which may be situated upon the Common Open Spaces;

* * *

WHEREAS, Article II, Section 2 of the Declaration provides in relevant part:

All members of the Association and their guests shall have the right to use the Amenity Center subject to such rules and regulations as may be adopted from time to time by the Association

WHEREAS, Article VII, Section 2 of the Declaration provides in relevant part:

.... Other than conducting the sale of residential dwellings, no trade, traffic or business of any kind, whether professional, commercial, industrial or manufacturing or other non-residential use shall be engaged in or carried on upon the Properties, or any part thereof; nor shall anything be done thereon which may be or which may become an annoyance or a nuisance to the Properties or adjacent properties.

WHEREAS, Article VII, Section 1(a) and (c) of the Bylaws of High Vista at Ridgewood Lakes Homeowners' Association, Inc. ("the Association") provide:

The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the private drives and Common Open Space and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(c) exercise for the 'Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

WHEREAS, Article IX of the Bylaws of the Association provides in relevant part:

... the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

WHEREAS, the Board desires to promote the well being of the residents of the High Vista community by permitting as many diverse recreational interests as possible to organize and use the recreational amenities to present well-run and worthwhile recreational opportunities to the residents on a no profit basis; and

WHEREAS, the Board desires to oversee the use of the recreational amenities and the equipment, utilities and supplies used in connection therewith to ensure that a proper balance of individual and organized activities have access to the recreational amenities; and

WHEREAS, the Board desires to charge a reasonable fee to organized activities to defray the cost to members of the Association for supplying the recreational amenities, and the equipment, utilities and supplies used by such organized groups, and in so doing raise funds for the advancement of even more recreational opportunities; and

WHEREAS, the Board's general oversight of the Common Properties in general and the use of the recreational amenities in particular are advantageously handled by a system of committees.

NOW THEREFORE, in consideration of the foregoing premises, the Board hereby adopts the following resolutions as rules and regulations governing the use of the recreational amenities:

A. COMMITTEE STRUCTURE

1. The committee structure for overseeing the organized and regular use of the recreational amenities of the Association by groups in excess of ten (10) residents, is known as "the Alliance." The Board may also appoint a Recreation Oversight committee to provide direct oversight of all Alliance

committees and to make non-binding recommendations to the Board on the future expansion of the Alliance activities and on other matters hereinafter discussed. This provision shall not preclude the creation and use of other committees.

2. The members of the various committees that comprise the Alliance are normally selected by the members and residents of the community who wish to partake in a regular, organized recreational activity. Such committee members shall be reported to the Recreation Oversight committee. However, in all instances such selections shall be subject to both the non-binding recommendation of the Recreation Oversight committee and the final approval of the Board of Directors. At its sole option, the Board may appoint and remove the members of each Alliance committee or it may appoint a liaison to each Alliance committee.
3. Residents and Alliance committees may propose an activity or project to the Recreation Oversight Committee. The Recreation Oversight committee may then submit its recommendation on the proposal to the Board. The non-binding recommendation may include a suggestion for funding and cost estimates of additional recreational activities, the nature of the new activities, the proposed fee to be charged to participants and recommendations for candidates to a new Alliance committee for this activity. Such recommendations shall in all instances be subject to final Board approval.

B. FINANCES

1. The funds generated by each Alliance committee activity ("Alliance funds"), after approved deductions for reimbursement of the documented personal expenses of the participants, if any, shall constitute funds of the Association, under the sole control of the Board of Directors.
2. Alliance funds are maintained by the Association's management company and may be co-mingled with the operating funds of the Association, but they shall be separately accounted for by management.
3. Alliance funds may be used for any legitimate Association purpose, but it is the Board's intention that these funds be available for use as "seed" money to back other community activities, including but not limited to Alliance committee projects. Expenditures may include but are not limited to purchasing supplies and equipment to enhance the clubhouse facilities, subject to the limiting provisions in Article II, Section G of the Declaration,
4. Each Alliance committee shall be responsible for submitting a monthly reconciliation report to the recreational oversight committee by no later

than the first business day of each month. Failure to do so could result in the disbanding of the Alliance committee and the termination of services and activities.

5. Management shall provide the Board and the Recreation Oversight committee with a monthly report of the distribution of Alliance funds for use at the monthly Board meeting.
6. No Alliance committee may maintain a separate bank account and may not have a tax identification number. To ease operational issues, an Alliance committee may request the establishment of a petty cash account under the supervision of the Board and in the name of the Association.

C. REGULATION OF COMMUNITY USE OF RECREATIONAL AMENITIES

1. All organized groups of ten (10) or more persons desiring the use of the recreational amenities on a regular basis for recreational purposes must be an unincorporated, informal association of persons, with all meetings open to any interested resident of the High Vista community. This restriction shall not apply to organized religious services that may be held in the recreational amenities with the prior consent of the Board.
2. No group of fewer than ten (10) persons using any of the recreational amenities may charge a membership or use fee to High Vista community residents participants.
3. Organized groups of ten (10) or more persons desiring the use of the recreational amenities on a regular basis may charge a reasonable fee to participants to defray the actual costs of conducting the organized activity plus such reasonable overhead as may be determined by the Board.
4. In no event may any person receive compensation, remuneration or profit for operating or participating in a community event which uses any portion of the recreational amenities or the Common Property.
5. Any group which makes use of the recreational amenities of the Association and which charges a fee or solicits and accepts voluntary donations of money, goods or services agrees to provide its Alliance committee with a monthly financial statement of all income and expenses, which shall be transmitted by the Alliance committee to both the Recreation Oversight committee and to the Board of Directors, and each group agrees to make its books and records available to the Board of Directors and to the Recreation Oversight committee upon request.
6. No group may offer programs, services or facilities which duplicate or compete with programs, services or facilities offered by or sponsored by the Association.

7. Adherence to these criteria in no way implies sponsorship, endorsement, recognition or affiliation of the group by the Association.
8. Violation of these rules by any group will result in either imposition of additional fees or denial of use organized regular rights, at the option of the Board of Directors.

Date of Adoption: _____, 201____.

Attest: _____

_____, Secretary