

RESOLUTION OF STERLING MANORS OWNERS ASSOCIATION, INC.

WHEREAS, at the meeting of the Board of Directors of Sterling Manors Owners Association, Inc., held on May 17, 2016, at which time the Board of Directors considered a Resolution to permit the use of portable basketball goals on the residential lots within the Sterling Manors subdivision;

WHEREAS, Article V, Section 1, of the Sterling Manors Declaration gives the Board of Directors authority to make and enforce reasonable rules and regulations governing the use of the property within the Community, which rules and regulations shall be consistent with the rights and duties established by the Declaration of Covenants;

WHEREAS, the Declaration of Covenants does not specifically prohibit the use of portable basketball goals and Article VI of the Declaration of Covenants gives the Board of Directors the authority and standing to enforce the appearance and maintenance of homes in the Sterling Manors subdivision;

As a result, the Board of Directors of Sterling Manors Owners Association hereby adopts the following rules and regulations with reference to the presence, use and storage of portable basketball goals in the Sterling Manors subdivision:

- A. Portable basketball goals are permitted to be used within Sterling Manors.
- B. All portable basketball goals, when not in use, must be stored inside of the garage.
- C. When in use, the portable basketball goals can only be placed adjacent to the driveway of the residence and the playing of basketball and activities associated with the portable basketball goal must occur wholly on the driveway or residential lot. None of the recreational activity associated with the basketball goal can occur in the street or otherwise block the sidewalk or impair vehicle or pedestrian travel along the sidewalks or streets of the subdivision.
- D. Placing the basketball goal on the driveway apron or near the street so that basketball is played in the street is specifically and strictly prohibited.
- E. The unit owner upon whose property the portable basketball goal is being used is solely responsible for the maintenance and upkeep of the portable basketball goal as well as the condition of the lawn, landscaping and lot upon which the portable basketball goal is located and used.

NOW THEREFORE, it is resolved that the above stated Resolution will go into effect immediately upon the signing of this Resolution and will remain in effect until such time as other changes are required and the Resolution is properly amended.

This Resolution being approved by majority vote of the Board of Directors of Sterling Manors Owners Association, Inc. this 7 day of FEB., 2016.

SO SAY WE ALL



President



Secretary

571.13 74 10/10/17 W.R.

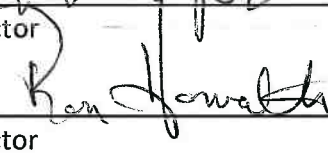
Director

Director



Director

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Director