

**THE VILLAGE AT GALLOWAY RIDGE CONDOMINIUM ASSOCIATION  
ADOPTION OF RESOLUTION RELATED TO  
UNAPPROVED EXTERIOR MODIFICATIONS**

BE IT RESOLVED, that at a meeting of the Board of Directors (the "Board") of The Village at Galloway Ridge Condominium Association (the "Association") held this 5<sup>th</sup> day of June 2023 (the "Effective Date"), at which a quorum was present, the Board, by a majority of those present in person, voted to adopt this resolution for the purpose of clarifying the Association's position relating to existing unapproved, exterior front doors, mismatched roofs, and other exterior Modifications (collectively, "Unapproved Exterior Modifications") that have been installed within the Village at Galloway Ridge Condominium (the "Condominium"), to ensure it is known within the Condominium that Unapproved Exterior Modifications will no longer be tolerated, and to provide notice that, from the Effective Date, any Unapproved Exterior Modification installed in violation of the Association's architectural guidelines or established rules will not be allowed to remain.

WHEREAS, Pursuant to Article III, Section 2(p) of the Declaration and By-Laws Creating and Establishing A Plan for Condominium Ownership Under Chapter 5311 of the Revised Code of Ohio for The Village at Galloway Ridge, Single-Family Homes in a Condominium Community (the "Declaration"), all owners are required to request and receive approval from the Board prior to performing any exterior modifications to their units.

WHEREAS, to ease the administrative process of gaining approval for front door alterations and to ensure a uniform look throughout the Condominium, the Board has selected specific door styles and colors that are pre-approved as the exclusive options for installation within the Condominium;

WHEREAS, the approved exterior front-door options are clearly set forth in the Association's handbook (the "Handbook") and can also be obtained by contacting the Board or the Association's property manager;

WHEREAS to ensure visual uniformity throughout the Condominium, the Board requires that any roof replacement cover the entire roof area of Unit, including any associated garage;

WHEREAS, the Board has become aware that some owners within the Condominium have performed partial roof replacements and front door replacements that have resulted in a mismatched appearance that is not desirous within the Condominium;

WHEREAS, the Board is also aware that owners have performed many other Unapproved Exterior Modifications within the Condominium that have either only recently been discovered or have not been addressed previously by the Association;

WHEREAS, given the time elapsed and number of Unapproved Exterior Modifications, the Board has determined that a campaign to remove these violations is not in the Association's best interest at this time; and

WHEREAS, because the Board desires to ensure the uniform aesthetics and well-kept nature of the Condominium is retained, it does intend, as set forth in this Resolution, to enforce the architectural controls within the Declaration, Handbook, and as otherwise adopted by the Association and to ensure that no new Unapproved Exterior Modifications are allowed to be installed or maintained within the Condominium.

NOW THEREFORE, pursuant to the authority granted to it under Ohio Revised Code Chapter 5311 and the Declaration and Bylaws, the Board hereby adopts the following policy in relations to Existing Non-Compliant Doors and Unapproved Exterior Modifications.

1. **Existing Architectural Violations.** As of the Effective Date and pursuant to the terms contained herein, the Board hereby resolves that it will not seek the removal or other alteration of any Unapproved Exterior Modifications that have been installed within the Condominium.

2. **Future Enforcement.** From the Effective Date moving forward, all Owners are on notice that the Association will be uniformly enforcing the architectural restrictions contained in the Declaration or Handbook and action will be taken to address and any prospective violations thereof. Further, it remains the owner's responsibility and burden to maintain proof of when any Unapproved Exterior Modifications were installed and any doubt as to the installation date shall result in a determination that it occurred after the Effective Date.

The above resolution has been passed and made effective by a majority vote of the Board on Effective Date.

Respectfully submitted,

Name: Franklin J. Mitchell  
President, Board of Directors

Name: Alamy D. Duroy  
Secretary, Board of Directors