

RESOLUTION
OF THE BOARD OF DIRECTORS OF
APALACHEE HERITAGE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being the Board of Directors of the Apalachee Heritage Homeowners Association, Inc. ("**WHEREAS**, the Association "), hereby take the following action and adopt the following Resolution as of the ___ day of September, 2016 and direct this Resolution to 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 that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Apalachee Heritage which was recorded at Deed Book 22947, Page 215, *et seq.*, Gwinnett County Georgia records (hereinafter and as amended and/or supplemented from time to time the "Declaration") and in the Bylaws of Apalachee Heritage Homeowners Association, Inc., (the "Bylaws"), 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 the operation and administration of the Association and, as such, is granted certain authority pursuant to the Declaration of the Bylaws; and

WHEREAS, pursuant to Article 7, Section 7.1 of the Declaration and Article 7, Section 7.5 of the Declaration as amended by that certain Second Amendment to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Apalachee Heritage, which was recorded at Deed Book 52582, Page 432, *et seq.*, Gwinnett County Georgia records (the "Second Amendment") the Board of Directors shall have the power to make and enforce reasonable rules and regulations regarding the leasing of property; and

WHEREAS, the number of leased Lots in the Apalachee Heritage community has resulted in increased fees from the Association's management agent to: (i) maintain and update a leasing spreadsheet, (ii) collect all required documentation from Lessor as required by Article 7, Section 7.1 of the Declaration, (iii) accept and process all applications for Leasing Permits and Hardship Leasing Permits, (iv) provide copies of the governing documents, (v) monitoring for compliance with Article 7, Section 7.5 of the Declaration, (vi) send warning letters to Lessors in violation of Article 7, Section 7.5 of the Declaration, (vii) determine the identity of all tenants and occupants of a leased Lot and the alternative address for those owners who lease their Lot in the community; and (iii) continually monitor and update the Association's records accordingly; and

WHEREAS, increased management costs have increased the expenses of the Association; and

WHEREAS, the Board has the power to specifically assess Owners for expenses of the Association which benefit less than all of the Lots in the Community equitably among all of the Lots benefited according to the benefit received pursuant to Article 4, Section 4.5 of the Declaration; and

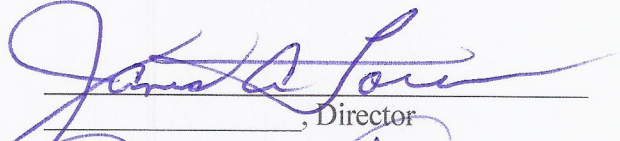
WHEREAS, the Board of Directors desires to require all owners who possess an Open Leasing Permit and/or Hardship Leasing Permit to pay an administrative processing fee to the Association upon the terms and conditions set forth herein to offset the increased common expenses associated with the leasing of Lots in the community as authorized under Article 4, Section 4.5 of the Declaration.

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

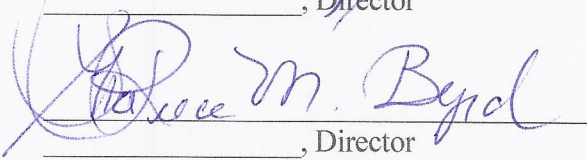
RESOLVED, that any Lot which is leased as of the date of this Resolution is executed ("Effective Date") shall pay a nonrefundable fee for the administrative costs and processing costs incurred by the Association in connection with the leasing of Lots within the community, which costs may include, but not be limited to, application processing costs, updating the Association's books and records and any other additional and/or recurring costs incurred by the Association to ensure that the lease complies with the provisions set forth in the Declaration ("Administrative Fee"). Each Owner possessing a Leasing Permit or Hardship Leasing Permit shall pay annually an Administrative Fee in the amount of One Hundred Fifty and No/100 Dollars (\$150.00), which amount may be modified from time to time in the Board's sole discretion, within thirty (30) days of the due date to be established by the Board. The Administrative Fee shall be an annual specific assessment against the Lot, as provided in Article 4, Section 4.5 of the Declaration, and shall be collected in the same manner as provided in the Declaration and Bylaws for the collection of assessments for so long as the Owner of the Lot has a Leasing Permit or Hardship Leasing Permit. There shall be no refunds and/or reduction of the Administrative Fee should a lease terminate early and/or upon the revocation of a leasing permit. Notwithstanding the foregoing, the Administrative Fee provided for herein shall not apply to any leased Lot which is owned by the Association or the holder of any first mortgage on a Lot who becomes the owner of such Lot through foreclosure or any other means pursuant to the satisfaction of the indebtedness secured by such mortgage.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Board of Directors hereby executes and duly adopts this Resolution as of the date first written above.


_____, Director


_____, Director


_____, Director

_____, Director

_____, Director