

Board Resolution

Bloomingtondale Village Homeowners Association, Inc.

At a meeting of the Board of Directors of Bloomingtondale Village Homeowner's Association, Inc. (the "Association"):

WHEREAS, the Association owns a road right of way that is fifty feet wide. The right of way consists of a twenty –five foot wide curbed road and on each side of the road a twelve and a half feet wide area that contains driveway aprons, sidewalks, irrigation, sod and other landscaping (hereinafter "Border Area"). This Border Area lies roughly between the road curb edge and the edge of the sidewalk closest to the home. This edge of the sidewalk is roughly the front boundary of the lot; and

WHEREAS, since the inception of the Association the Lot Owners have used and maintained the Border Area and the improvement thereon, and

WHEREAS, Association desires to formalize the Lot Owner's right to use and maintain the Border Area, and to make repairs and replacements to improvements on the Border Area, and

WHEREAS, the formalization of said right can be accomplished by the granting of a license to the Lot Owner from the Association; and

WHEREAS, the Association has the power under Article V, Section 1 of the Declaration of Covenants, Conditions, Restriction and Easements for Bloomingtondale Village to grant such a license and delegate such authority; and

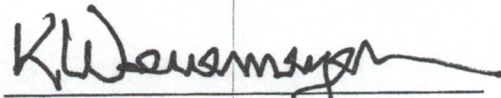
WHEREAS, the Board of Directors has the power under Article, V, Section 5 of the Declaration of Covenants, Conditions, Restrictions and Easements for Bloomingtondale Village to exercise such power;

THEREFORE, BE IT RESOLVED that:

1. The Association hereby grants to each Lot Owner a license to use the Border Area between their front lot line and the edge of the street curb.
2. As conditions of said license:
 - a. The Lot Owner shall maintain, repair and replace all improvements located on the Border Area, including, but not limited to, landscaping, irrigation, sidewalks, and driveway aprons. However, repairs to damage to sidewalks not caused by the Lot Owner shall be the responsibility of the Association.

- b. Lot Owners shall continue to maintain the driveway aprons and the sidewalks within the Border Area of their Lots by cleaning and/or pressure washing.
- c. The Lot Owner's use of, and maintenance, repair and replacements to the Border Area shall be subject to the Declarations of Covenants, By Laws, Articles of Incorporation, rules and Regulations of the Architectural Guideline of the Association.
- d. This license shall be revocable upon the majority vote of the Board of Directors at meeting duly called for the purpose at which a quorum is present.

I hereby certify that on the 18TH day of May, 2011, at a Board of Directors meeting of the Bloomingdale Village Homeowner's Association, Inc. after proper notice had been made, and where a quorum was present, the Board of Directors of Bloomingdale Village Homeowner's Association, Inc., by a UNANIMOUS vote adopted the Resolution.

By: 

President, Bloomingdale Village
Homeowners Association, Inc.

Print Name: Kit Werremeyer