

BOARD RESOLUTION FOR WALDEN NEIGHBORHOOD ASSOCIATION, INC.
PROHIBITION AGAINST STORING/PLACING ITEMS ON THE ROADWAYS

WHEREAS, the Walden Neighborhood Association, Inc., (the “Association”) is authorized to regulate the use, maintenance, repair, replacement and modification of Common Elements in accordance with Section 4.1.1.10 of the Declarations of Covenants, Restrictions, Easements (“Declarations”).

WHEREAS, the roadways within the Association are Common Elements in accordance with Section 3.3.1 of the Declarations.

WHEREAS, every Owner shall have an unrestricted right of ingress and egress to the Owner’s Unit over and on Association roadways and common driveways in accordance with Section 3.3.4 of the Declarations.

WHEREAS, the Association is responsible for the repair of any damage to Common Elements in accordance with Section 4.3.1 of the Declarations and maintenance and repair of the roadways in accordance with Sections 4.3.2.2 and 4.3.2.3 of the Declarations.

WHEREAS, the Association has determined that in order to fulfill its obligation to maintain and repair the Association’s roadways, to ensure that the useful life of the roadways is in accordance with the capital reserve funding plan for such Common Elements, and to ensure the safety and well-being of residents and guests on the Association’s roadways, personal items and materials may not be stored on the roadways and such roadways should not be used as staging areas for construction and/or other projects.

WHEREAS, at a duly convened meeting of the Executive Board (the “Board”) conducted on June 23, 2016, by motion and unanimous vote, the Board adopted a Rule and Regulation prohibiting any and all materials from being stored, temporarily or otherwise, on the roadways within the Association.

WHEREAS, by that same motion, the President of the Executive Board was authorized to execute a resolution for this purpose.

NOW, THEREFORE, be it resolved as follows:

1. From the date of this Resolution, Residents of the Association are hereby prohibited from storing and/or placing any materials on the roadways, parking areas and/or alleyways, including but not limited to construction related materials such as wood, stone, pallets and brick, landscape related materials such as soil, mulch, pavers, and sod, or any other similar material or equipment including but not limited to skid loaders, dump trucks, backhoes, and tractors.
2. The Architectural Review Form will be amended to include the above prohibitions as a condition for approval of any project.

3. Violations of these provisions will result in one or more of the following actions:
 - a. \$500 fine to the homeowner;
 - b. Removal of the prohibited items or materials from the roadways;
 - c. Architectural requests which purport to utilize the services of a contractor found to have previously violated the prohibitions contained herein may be denied until a new contractor or service provider is utilized.