

# LAKESIDE GREEN CONDOMINIUM ASSOCIATION

## BOARD RESOLUTION NO. 2026-01

### Establishment of Community Standards Task Force

#### **WHEREAS**

The Board of Directors of Lakeside Green Condominium Association (“Association”) is responsible for the maintenance, preservation, and enhancement of the Property in accordance with the Declaration, Bylaws, and adopted Rules and Regulations; and

The Association has adopted a multi-year maintenance and refresh plan that includes exterior painting, fencing updates, landscaping improvements, and other exterior enhancements; and

The Board recognizes that consistent architectural and aesthetic standards promote property value stability, reduce long-term maintenance costs, and provide clarity and fairness in architectural decision-making;

#### **NOW, THEREFORE, BE IT RESOLVED**

That the Board of Directors hereby establishes a Community Standards Task Force (“CSTF”) under the authority of the Board, subject to the following terms:

##### **1. Purpose**

The purpose of the CSTF is to research, evaluate, and recommend cohesive architectural and aesthetic standards for exterior elements of the Property. Areas of review may include, but are not limited to:

- Exterior building color palette (body, trim, accents)
- Front door style, color, and hardware standards
- Exterior lighting fixture standards
- Patio and balcony appearance guidelines
- Limited exterior architectural consistency recommendations

The CSTF shall serve in an advisory capacity only.

##### **2. Authority and Limitations**

The CSTF:

- May research comparable condominium communities
- May obtain sample materials or visual concepts
- May consult vendors for informational purposes
- Shall submit written recommendations to the Board

The CSTF shall not:

- Shall not approve architectural modifications
- Shall not enforce rules or issue violations
- Shall not amend governing documents
- Shall not bind the Association to contracts or expenditures

Final authority for any adoption of standards remains solely with the Board of Directors.

### 3. Composition

- Three (3) to five (5) volunteer homeowners
- One (1) Board member serving as liaison
- Advisory participation from the Managing Agent, if requested

Members must be without unresolved violations at the time of appointment.

Appointments shall be made by majority vote of the Board.

### 4. Term and Timeline

The CSTF shall begin work upon appointment and shall conduct research and evaluation, present draft recommendations **within six (6) months**, and submit a final written Community Standards Guide for Board consideration.

The Board may extend the term, if necessary, by formal vote.

### 5. Implementation of Adopted Standards

- Shall be implemented prospectively
- May be tied to scheduled building refresh cycles
- May include a compliance grace period consistent with the Association's existing enforcement framework
- Shall not apply retroactively unless expressly approved by Board vote

### 6. Dissolution

The Community Standards Task Force shall automatically dissolve upon submission of final recommendations and Board action unless otherwise extended by the Board.

ADOPTED by majority vote of the Board of Directors on this **24th day of February 2026**.

President: Eric Skains  
Eric Skains, Unit 7

Date: 03/02/2026

Secretary: Tyler Tran  
Tyler Tran, Unit 3

Date: 03/05/2026