

**RESOLUTION NO. 2019 – 02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARBORS HOMEOWNERS ASSOCIATION GIVING THE BOARD THE RIGHT TO REGULATE ISSUES NOT SPECIFICALLY COVERED BY EXISTING REGULATIONS**

WHEREAS, on April 19, 1983, the Developer of the Arbors, a planned unit development situate on Duncan Avenue in Hampton Township, adopted and subsequently recorded a “Declaration of Covenants, Conditions and Restrictions” (The “Covenants”) applicable to all lot property owners in the Arbors; and

WHEREAS, the Arbors Handbook states, inter alia, that, “the Arbors is clearly not a neighborhood where residents do their own thing”, “the Arbors was conceived and remains a community where there is harmony”, **“each neighbor reinforces the quality of each other’s house to the point where each resident enjoys the harmonious beauty of several adjoining homes” and “each Arbors resident has sacrificed a degree of individuality to enjoy the benefits of continuity”;** and

WHEREAS, pursuant to the provisions of the Covenants certain rules and regulations have been promulgated to achieve the aforementioned concepts; and

WHEREAS, from time to time situations arise that are in conflict with the aforementioned concepts that are not covered by a specific rule or regulation; and

WHEREAS, the Board of Directors believes that it already has the authority to act in situations that are not regulated by a specific rule or regulation but nevertheless wishes to clarify its authority to do so in such situations..

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED as follows:

1. It is the intent of the Arbors Homeowners Association that all homes and appurtenances in the Arbors, all landscaping and all other areas around each home in the Arbors be maintained so as to be consistent with the overall high quality and appearance of homes and their surroundings in the Arbors so as to meet the concepts set forth in the Arbors Handbook.
2. In the event that a situation has or may occur that does not comport with the above-stated principal and is not covered by an existing rule or regulation, the Board shall have the right to deny a homeowner’s request to make specific improvements or changes or to direct the homeowner to take appropriate action to correct a situation if the improvement or changes have already been undertaken.
3. In the event that the homeowner refuses to correct the situation, the Board of Directors shall have the right to impose fines and sanctions or to take corrective actions at the homeowners’ expense, all as prescribed in the Covenants.

IN WITNESS WHEREOF, WE, the Board of Directors of the Arbors Homeowners Association, have adopted the foregoing Resolution at the regular meeting of the Board of Directors convened this 8<sup>th</sup> day of May, 2019.

ARBORS HOMEOWNERS ASSOCIATION

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President

ATTEST

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Secretary