

**BOARD RESOLUTION OF WEST FORK VILLAGE OWNERS ASSOCIATION, INC.  
OWNERS EQUALITY**

**DULY PASSED ON** JUNE 14, 2012  
**Resolution Number 10**

**Subject: OWNERS "COMMON ELEMENTS" RIGHTS**

WHEREAS, the West Fork Village Owners Association, Inc., hereinafter referred to as WFVOA, is a Nonprofit organization which is accountable through its Executive Board and Staff to the Owners of West Fork Village;

WHEREAS, the Executive Board has researched all WFVOA governing documents and finds nothing specifically addressing what it perceives to be an imbalance between Resident Owners and Non-Resident Owners use of the WFVOA Common Elements;

WHEREAS, the Board desires to address said imbalance of use, with the following action(s);

RESOLVED, that any Non-Resident Owner shall relinquish all of Non-Resident Owners rights of Common Elements use to the Tenant, unless the Lease Agreement between the Non-Resident Owner and the Tenant specifically states otherwise.

RESOLVED FURTHER, that in lieu of the Lease addressing the Non-Owner/Tenants right to said Common Elements, the Non-Owner may submit in writing, to the Board, Non-Owners resignation or retention of said right.

RESOLVED FURTHER, that the Non-Resident Owner may submit a written request to the Board for a written Variance to this Resolution, therein agreeing to pay a monthly User Fee of an amount equal to the monthly assessment currently being assessed by the WFVOA to all Unit Owners, times 15.26 percent, rounded to the nearest even dollar amount.


RESOLVED FURTHER, that a written Variance to this Resolution, signed by a majority of the Executive Board members, shall be for a term of not less than six (6) months.

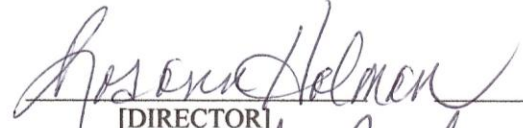
RESOLVED FURTHER, that should a written request for Variance be approved, and received by the Non-Resident Owner, that Owner shall then be liable for the entire six (6) months of User Fee's, with any unpaid portion being assessed against the Unit and collectible as an unpaid assessment.


RESOLVED FURTHER, that the Board may not, without good cause, reject a Non-Resident Owners request for a Variance to this Resolution.

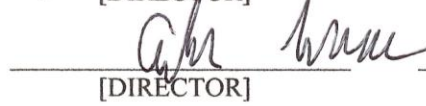
RESOLVED FURTHER, that the officers and manager of WFVOA are, and each acting alone, is hereby authorized and directed to take such further action as may be necessary, appropriate or advisable to implement this Resolution.


We, the undersigned, hereby certify that WFVOA Executive Board is comprised of 5 members, of whom 5, constituting a quorum, were present at a meeting duly called, convened and held this 14<sup>th</sup> day of JUNE, 2012, and that this Resolution was duly adopted at said meeting by the affirmative vote of 4 members, and opposed by 0 member(s), and that said Resolution has been duly recorded in the Minutes and is in full force and effect.

  
[DIRECTOR]

  
[DIRECTOR]

  
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