

RESOLUTIONS

In 2011 the Garden Homes At Charbonneau Green Townhome Association's Board (referred to subsequently as Charbonneau Green) adopted a policy of stating and communicating major policy and administrative matters in the form of Resolutions. Resolutions that have been adopted are included in the Owner's Manual. Homeowners will be furnished copies as new Resolutions are added to the Manual.

Policy Resolution 2011-001: The Purpose of Resolutions and How to Create and Use Them

WHEREAS, Article II of the Articles of Incorporation of Charbonneau Green state that one of the purposes of the corporation is the enforcement of the Covenants, Conditions, and Restrictions as set forth in the Declaration; and

WHEREAS, in order to exercise its powers and duties as efficiently and effectively as possible, the Board recognizes a systematic procedure to reach, record, promulgate, maintain, and administer continuing and precedent-setting decisions and courses of action as needed; and

WHEREAS, the Board desires that procedures be fully open and readily accessible to Association members and staff;

NOW, THEREFORE, BE IT RESOLVED that the Board shall establish a process of creating and adopting Resolutions as follows:

1. When deemed appropriate, the Board shall create one or both of the following types of Resolutions:

POLICY RESOLUTIONS which specifically relate to the long-term governance of the Association, including but not limited to, actions affecting members' rights of enjoyment, members' obligations, and the protection of the equity of the Association and its members' property or

ADMINISTRATIVE RESOLUTIONS which deal with the internal structure and operation of the Association; including but not limited to, responsibilities of committees, financial procedures, and administration of policies and rules .

2. When a need is identified, the Board shall cause a "draft" Resolution to be created, which may be circulated to Association members for review and comment.
3. Based on the input received from that review, the Resolution shall be revised, if appropriate, and re-circulated if changes are made.
4. Once the Resolution is in a "final" form, the Board shall vote to either approve or disapprove it. If it is approved, the Resolution shall be enforceable by the Board within the mandate of its powers and duties to administer the Association.

5. A book of Resolutions that has been adopted by the Association shall be maintained by the Secretary, who shall provide copies of current and additional Resolutions to all Association members.

**ADOPTED BY THE BOARD OF DIRECTORS OF THE GARDEN HOMES AT
CHARBONNEAU GREEN TOWNHOME ASSOCIATION**

Recorded in the Minutes of the Board Meeting of April 20, 2011 (date)

Attested by: Madge Sempert (signature), President

Madge Sempert (printed)