

CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 19-03

ACCESS TO RECREATIONAL FACILITIES AND SHUTTLE BUS SERVICE BY OWNERS AND OCCUPANTS OF NON-RESIDENTIAL UNITS

WHEREAS, Article III, Section 3.4 of the Bylaws grants the Board of Directors with all of the powers necessary for the administration of the affairs of the Association in accordance with applicable law and the Project Documents, except for those matters which the applicable law or Project Documents require the Association's membership to approve; and

WHEREAS, Article IV, Section 4.5(x) of the Declaration of Covenants, Conditions and Restrictions states the Association shall have the authority to establish rules and regulations that restrict or prohibit the owners of non-residential units from using the Association's recreational facilities; and

WHEREAS, the Board of Directors believes that it is in the best interests of the Association to adopt rules and regulations governing non-residential unit owner's and their tenants and employees' access to the Association's recreational facilities;

WHEREAS, the Special Use Permits for Cameron Station contemplate that employees of the commercial units within Cameron Station shall have the right to use the shuttle bus service operated by the Association; and

WHEREAS, the Board of Directors has determined it is in the best interests of the Association to reduce traffic in and out of the Association to provide the commercial units with passes to permit their owners and employees to use the Association's shuttle bus service

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following rules and regulations relating to the commercial units' rights relative to the use of the Association's recreational facilities and shuttle bus service:

1. Owners of a non-residential unit and the owners of businesses that are tenants of non-residential units are permitted to use the Association's recreational facilities, provided such Owners shall comply with all provisions of the Association's rules and regulations governing the use of the Cameron Club recreational facilities and other facilities within the Association.

2. No employee, guest, invitee or family member of an owner of a business occupying a non-residential unit within the Association is permitted to use any of the Association's recreational facilities.

3. Each commercial unit owner shall have the right to obtain shuttle bus passes for the use of any owner, tenant or employee of a business located within a commercial unit. In order to receive shuttle bus passes, each owner of a business within Cameron Station must submit a written request to the Association's management office listing the names of each owner,

tenant or employee that will be assigned a shuttle bus pass. In the event an employee ceases his or her employment, the owner or tenant must return the shuttle bus pass to the management office. If a shuttle bus pass is lost and must be replaced, the owner or tenant must pay the Association a \$5.00 replacement fee prior to receiving a replacement shuttle bus pass.

This Resolution was adopted and approved by the Board of Directors of Cameron Station Community Association on this 20th day of February, 2019.

CAMERON STATION COMMUNITY
ASSOCIATION, INC.

By: Margaret A. Brock
Vice President, Margaret A. Brock

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of Cameron Station Community Association on this 12th day of March, 2019.



Karen Soles, General Manager

CAMERON STATION COMMUNITY ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NO. 19-03

Duly adopted at a meeting of the Board of Directors held on February 26, 2019.

Motion by: Martin Menez and Seconded by: Tom Sugrue

VOTE:	YES	NO	ABSTAIN	ABSENT
Michael Johnson President				X
Margaret Brock Vice President	X			
Mindy Lyle Secretary				X
Martin Menez Treasurer	X			
Jon Dellaria Director	X			
Tom Sugrue Director	X			
Sarah Meyer Walsh Director			X	