CAMERON STATION COMMUNITY ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION 19-01

(Emergency Repairs)

WHEREAS, Article III, Section 3.4 of the Amended Bylaws of the Cameron Stations Community Association, Inc. (“Association”) 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 III, Section 3.3(a) and Section 3.7 of the Declaration of Covenants, Conditions and Restrictions of the Association grants the Association a right of immediate access across the Common Areas and Lots of the Association (excluding dwelling units) to perform any emergency inspections or work related to a condition that is threatening the Common Areas or another Lot; and

WHEREAS, Article V, Section 5.5 of the Bylaws empowers the Association to levy any emergency repair costs related to a Lot, against that particular Lot as an Individual Assessment; and

WHEREAS, per Article 3, Section 3.4(a) of the Bylaws empowers the Board to appoint one of its members to act on behalf of the Board on such duties of the management agent, which may arise in between Board Meetings; and

WHEREAS, the Board of Directors has decided to designate one member of the Board of Directors with the authority to approve the performance of any required emergency repairs upon the Lots or Common Areas of the Association, which are strictly required to avoid imminent threat to person or property, when such action is required in between meetings of the Board, subject to cost limitations and reporting controls.

NOW, THEREFORE, BE IT RESOLVED that the Board adopts the following policies and procedures.

I. APPROVED REPairs

The Board shall designate one of its members to have the authority to approve an application by the Owner of a Lot seeking permission to perform limited repairs to the Lots damaged in a manner that the current condition constitutes an emergency. Any such work must be to address repairs necessary to avoid imminent threat to the health and safety of the residents of the Association, or to avoid an imminent threat of damage to property within the Association.

Any approval granted by the designated member of the Board must be conditioned upon the work being performed in accordance with the requirements set forth in the
Association's Design and Maintenance Standards. If an Owner performs work based on
an approval granted by the designated member of the Board and such work is not
performed in accordance with the requirements of the Design and Maintenance
Standards, the Association shall require the Owner to perform any corrective action
deemed necessary by the Association to render such repairs compliant with the Design
and Maintenance Standards.

If an Owner receives approval for limited repairs pursuant to this policy, such Owner
shall submit a complete application for all repairs required to his or her lot in accordance
with the requirements of the Design and Maintenance Standards. The Covenants
Committee shall incorporate any limited approval granted by the designated Board
member into the final approval of the Owner's application.

The effective date of this Resolution shall be \textit{February 26}, 2019.

I hereby certify that this Administrative Resolution was duly adopted by the Board of
Directors at a regular meeting on \textit{February 26, 2019}.

CAMERON STATION COMMUNITY
ASSOCIATION, INC.

By: \underline{Margaret A. Brock}
Vice President
Margaret A. Brock
FOR ASSOCIATION RECORDS

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

Karen Soles, General Manager
CAMERON STATION COMMUNITY ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION NO. 19-01

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

Motion by: Martin Menez and Seconded by: Jon Dellaria

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