

**RESOLUTION OF  
THE BOARD OF DIRECTORS OF  
SUMMERFIELD CIVIC ASSOCIATION**

The following Resolution is adopted this 10 th day of December 2001 by the Board of Directors of Summerfield Civic Association (the "Association").

**RECITALS**

**WHEREAS**, Section 2.0 of the Restated Declaration of Conditions and Restrictions for Summerfield Civic Association ("CC&Rs") provides the Summerfield Civic Association shall be managed and controlled by a Board of Directors ("Board").

**WHEREAS**, Section 1.11 of the CC&Rs and Section 4.8 of the Bylaws provide that the Board has authority to adopt rules and regulations.

**WHEREAS**, Section 2.3.3 of the CC&Rs provides that assessments are to be used for the improvement and maintenance of Summerfield and the common buildings, service facilities, planted parkways, recreational facilities and common area.

**WHEREAS**, the developer of Summerfield built a brick wall along Durham Road which separates Durham Road from the lots on which approximately twenty-six (26) homes in Summerfield are located.

**WHEREAS**, the brick wall adds to the overall character and aesthetics of Summerfield as a planned community, and, the Board of Directors has determined that repairs and maintenance should be made.

**WHEREAS**, the mortar between the bricks is now failing and the roots from mature trees are causing damage to the bottom of the wall.

**WHEREAS**, Section 2.3.8 of the CC&Rs authorizes the Association after reasonable notice to the owner and occupant to clean, paint, repair and replace improvements on an owner's lot.

**WHEREAS**, the Board of Directors believes the brick wall benefits the entire Summerfield community and accordingly the cost of cleaning, repairing and replacing portions of the brick wall should be absorbed by the Association and not assessed against the individual lot owners residing along the brick wall.

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, that the Association shall contract to perform the maintenance and repair of the brick wall and shall add a line item to the budget to provide for such maintenance and repair expenses now and in the future.

PAGE 1. RESOLUTION

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IN WITNESS WHEREOF, the undersigned Secretary hereby certifies that the above-referenced Resolution was duly adopted by the Association's Board of Directors at its 12/10/2001 meeting.

SUMMERFIELD CIVIC ASSOCIATION

By: Karen L. Mathews

Secretary

**PAGE 2. RESOLUTION**

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