

HUNTINGTON WOODS HOMEOWNERS ASSOCIATION

RESOLUTION ON Definition of Property Footprint

Resolution Type: Special Resolution No. 52012-1

RESOLUTION EFFECTIVE DATE 12-1-2012

This is an original Resolution adopted on 11-27-2012

This Resolution hereby revokes and replaces Resolution: _____

This Resolution was revoked and replaced by Resolution: _____

This Resolution was revoked without a replacement on: _____

Purpose

To provide notice of the HWHOA's adoption of a uniform and systematic definition of the term "property footprint" within the community of Huntington Woods Homeowners Association and to clarify the understanding of the individual property plats recorded in Catawba County.

WHEREAS, the HWHOA Bylaws, Article VII, Section 1.a gives the Board of Directors the power to "exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, The Articles of Incorporation, or the Declarations"

WHEREAS, The Declaration, Articles of Incorporation and Bylaws of the Association, including but not limited to CCR Article I.1.i and Article II.1 define "Lot" and "Nature of Ownership"

WHEREAS, the Board shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, the Board wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association;

NOW, THEREFORE, BE IT RESOLVED THAT : It is in the best interest of the Association to clearly define the term "property footprint" and the understanding of how we define that in relation to our individual plats. The Association hereby gives notice of its adoption of the following policy:

The term "property footprint" shall be understood to include the surface of land covered by the residence, porches, concrete pads/patios, wooden decks (not including steps), and garages, where applicable, which were part of the original construction, provided that the county plat measurements and the actual measurements of each unit are identical.

In any instance where a question shall arise, it is the responsibility of the individual homeowner to obtain and pay for a new property survey and have it recorded at the county Register of Deeds.

Copies of the original plat, tax record and new survey plat for unit #1631, which were used to create this resolution, are attached.

The Board of Directors reserves the right to review, revise, amend or reverse this resolution in the future.

