

PROMINENCE POINTE HOMEOWNERS ASSOCIATION
ADMINISTRATIVE RESOLUTION # 4
Undeveloped Lots

WHEREAS, Article XXIII Section 1.0 of the Declarations of the Association grants that the: Executive Board has the Power and Duty to; (a) Adopt and amend Bylaws, Rules and regulations; (s) Exercise any powers necessary and proper for the governance and operation of the Association, and

WHEREAS, Article IV, Section 10 of the Bylaws of the Association grants that the: Executive Board: May act in all instances on behalf of the Association, except as provided in the Declaration, these Bylaws, or the Act. Executive Board shall have, subject to the limitations contained in the Declaration and Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community, and

WHEREAS, Article XIII Section 12 of the Amended and Restated Exhibit C of the Declarations of the Association grants the Architectural Control Committee the authority to waive or modify any requirement at any time in its sole discretion in order to create the intended atmosphere within the subdivision or adapt to topography or design consideration, and

WHEREAS, for the benefit of all owners in the Association the Architectural Control Committee has submitted to the Executive Board an addition to Article XIII of the Amended and Restated Exhibit C of the Declarations of the Association which deals with Lots that are undeveloped, and

NOW, THEREFORE, BE IT RESOLVED THAT: On behalf of the Association, the Executive Board adopts the Architectural Control Committees recommendation, which follows:

OWNER MAINTENANCE RESPONSIBILITY OF UNDEVELOPED LOTS

1. An owner of an undeveloped lot is responsible for the preservation of the lot in keeping with the general topography, terrain, flora and fauna that is naturally found in the local area.
2. All lots must be kept free from garbage, debris and shall not be used as storage for equipment, construction material or any other items.
3. If a lot has been disturbed or altered from its original natural state, the lot owner must restore lot to a condition that is in keeping with the natural state and does not detract from the over all appearance of the community, as determined by the Executive Board.

The Executive Board reserves the power to hold owners legally responsible for ensuring that their tenants, guests, or invitees comply with the Association's regulations.

The Executive Board reserves the power to assign all of its powers and responsibilities herein to a standing or special committee of its choice.

Accepted for Review: June 4, 2007

Adopted by the Executive Board: June 19, 2007.

Effective Date: July 19, 2007.