

KINGSTOWNE RESIDENTIAL OWNERS CORPORATION
ADMINISTRATIVE RESOLUTION NO. 07- 20
(Process for Dealing with Destroyed Homes)

WHEREAS, Article III, Section 3(b) of the Declaration of Covenants, and Restrictions of the Kingstowne Residential Owners Corporation ("KROC") states that "the Board of Trustees shall have all powers for the conduct of the affairs of the Residential Corporation which are provided by law or the Founding Documents and which are not specifically reserved to Members of the Declarant in the Founding Documents;" and

WHEREAS, the Board of Trustees finds it prudent to establish specific procedures for dealing with the rebuilding of homes that are destroyed by fire or other disasters.

NOW, THEREFORE, BE IT RESOLVED THAT: The Board of Trustees adopts the procedures detailed in this resolution:

1. The owners of destroyed homes will be provided up to 90 days to complete the demolition of the property in an orderly manner. This time frame can be extended if evidence of complex insurance or legal issues is provided in an appropriate documentation.
2. Within 150 days of the disaster, the owners of the destroyed home will provide the KROC New Construction Panel with specific plans for the re-build, complete with design drawings and a time line for construction. These plans should include details relating to the movement/parking of construction vehicles on or around the property, the specific hours of construction that will be allowed on the property, the use of common areas adjacent to the property, and/or any other construction related issue that may affect the quality of life in the surrounding residential area. Follow up communications will be identified from those plans.
3. The owners will follow a construction plan that provides for the home to be reconstructed within one calendar year of the original disaster.

Resolution adopted and approved by the Board of Trustees of the Kingstowne Residential Owners Corporation this 11th day of July 2007.

KINGSTOWNE RESIDENTIAL OWNERS
CORPORATION


Kathleen Snyder, President