

KINGSTOWNE RESIDENTIAL OWNERS CORPORATION
POLICY RESOLUTION NO. 2
POLICY RESOLUTIONS

relating to the process of considering
and adopting Policy Resolutions

WHEREAS, Article III, Section 3(b) of the Declaration of Covenants and Restrictions of the Kingstowne Residential Owners Corporation 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 or the Declarant in the Founding Documents," and

WHEREAS, Article VI, Sections 8(c) and (d) of the Bylaws of the Kingstowne Residential Owners Corporation stipulate that it shall be the duty of the Board to:

"Adopt and follow procedures for adoption and publication of Board Resolutions to be included in the Book of Regulations, including the provision for hearing and notice to Members..." and

"Adopt and publish rules and regulations including fees, if any, governing the use of the common area and facilities and the personal conduct of the Members and their guests thereon and include these in the Book of Regulations," and

WHEREAS, the Board deems it necessary to establish appropriate procedures for adopting and recording Policy Resolutions of the Board; and

WHEREAS, it is the intent of the Board of Trustees to institute such rules and procedures;

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures for the adoption of Policy Resolutions be adopted:

I. FIRST READING

The Board member introducing the resolution(s) shall provide the proposed resolution(s) to each Board member at least seventy-two (72) hours prior to the Board meeting at which it is to be introduced and shall present the proposed resolution(s) at that Board meeting. The proposed resolution(s) shall be set forth in or attached to the minutes of the Board meeting. Unless otherwise noted in the minutes, all Board members shall be deemed to be aware of the contents of the resolution by virtue of such prior distribution. At that meeting the Board shall set a time, date, and place, such time to be no less than fifteen (15) days thereafter, for a hearing on the proposed resolution(s).

II. PUBLICATION

The proposed Policy Resolution or a reasonable summary thereof shall be printed in the Association newsletter, or shall be distributed to all Owners with notice of the time, date, place, and agenda of the hearing as set by the Board.

III. CONSISTENCY

The secretary shall be responsible for reviewing the proposed resolution for consistency with previously-adopted resolutions and shall submit a report at the hearing. Legal counsel shall be consulted as to compliance with applicable law and consistency with the Founding Documents.

IV. HEARING

Printed copies of the agenda, which shall include consideration of the proposed resolution, shall be available at the hearing. Copies of the full resolution shall be available at the hearing. Owners or their representatives shall have an opportunity to comment on the proposed resolution, subject to the guidelines announced at the beginning of the hearing. The Board may delegate to an appropriate committee the authority to conduct the meeting.

V. BOARD ACTION

At a meeting of the Board, to be held not later than its next regularly scheduled meeting from the date of the hearing, the Board shall take action on the proposed Policy Resolution. To be adopted, the resolution must be approved by a majority vote of the Board of Trustees. If the resolution is adopted, the Board shall announce the adoption in the official newsletter or mail or deliver to each owner a special announcement. The full resolution or a summary of the resolution shall be included in the newsletter or special announcement. An executed copy of the full resolution shall be placed in the Book of Regulations. Any modifications, adoptions or annulments will require a republication by the Board within seven (7) days after the meeting, but are not subject again to the hearing process.

VI. WAIVER

Policy Resolutions adopted by the initial Board of Trustees appointed by the Declarant shall not be subject to procedures I through IV above. The Board shall provide prompt and adequate notice to Owners of the existence of such resolutions and their content.

VII. DURATION

The effective date of resolutions adopted by the Board shall be fourteen days after the day of publication to the community. Policy Resolutions shall remain in effect until such time as repealed or amended by the Board of Trustees.

VIII. AMENDMENT

To substantively amend a Policy Resolution, the Board will follow the procedures for adoption of a Policy Resolution.

KINGSTOWNE RESIDENTIAL OWNERS CORPORATION

RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 2

Pertaining to: the process of considering and adopting Policy Resolutions

Duly adopted at a meeting of the Board of Trustees of Kingstowne Residential Owners Corporation held August 17, 1987.

Motion by: Ms. Woolf Seconded by: Mr. Fleischman

OFFICER	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>R. Bruce Thompson</u> , President	<u>X</u>	_____	_____	_____
<u>Stephen Fleischman</u> , Vice President	<u>X</u>	_____	_____	_____
<u>Debra K. Woolf</u> , Secretary/Treasurer	<u>X</u>	_____	_____	_____

ATTEST:

Debra K. Woolf
Secretary

8/19/87
Date

FILE:

Book of Minutes - 1987

Book of Regulations:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective August 17, 1987