

Book of Resolutions for Cypress Trace Owner's Association

Adopted on: 07/15/2023

Amended on: n/a

Policy Resolutions

Item 1- Use restrictions in front yard space and common areas

WHEREAS there is a need to adopt a uniform restrictions regarding the use of front yard space and common areas within the community to promote the beauty and welfare of the community

WHEREAS the Board of Directors of Cypress Trace Townhome Association is empowered to adopt Rules and Regulations per Article X, Section 1 of the Declaration recorded in Cumberland County Deed Book 3006, Page 223

WHEREAS it is the intent of the rules to be applicable to all owners, tenants or guests within the community

NOW THEREFORE, BE IT RESOLVED THAT the following rules on use of front yard space and common areas within the community are adopted by the board of directors:

1. All furniture intended for interior use may not be kept on front patios or in common areas in front of units. All junk furniture is to be disposed of properly by community members. The community waste dumpster is for contained household trash only and should not be used for furniture disposal.
2. All front patios and common areas in front of units are not to be used for storage of any household items. If such storage for such items outside the primary dwelling is needed it shall be on rear patios concealed from public view.
3. All trash and debris should not be kept on front porches or in common areas. Any such item left by a unit owner or tenant is the responsibility of said party to remove from the premises.
4. Vehicles in disrepair are not to be kept in any common areas, including parking spaces for designated units. Vehicle parts, including but not limited to tires, rims, bumpers, trim panels, etc. shall not be kept on front porches or in common areas visible to the community.
5. Trailers may not be stored within the community common areas and parking spaces. Trailers are to be kept off site.
6. Moving containers (such as PODS or other similar moving devices) may be kept on site, located in a designated parking spot for the unit utilizing the storage container, for a period not to exceed 45 days from the delivery of such a unit. Paperwork containing the arrival and departure date of the storage container will be sent to the HOA prior to arrival.
7. All residents are responsible for the pick up and disposal of dog waste. All dog waste will be placed in bags and disposed of properly.
8. Areas marked with No Parking signs are to remain free of vehicles at all times. Signs are not to be destroyed or moved. All violators will be towed.
9. Guests will only park in designated unmarked spaces around the property. Guests should not park in other residents marked spaces. Guests will not park behind other vehicles. Residents are responsible for ensuring that all guests are parked appropriately. All violators will be towed.

Administrative Resolutions

Item 1- Uniform Enforcement of Restrictive Covenants and adopted Resolutions

WHEREAS there is a need to adopt a uniform administrative policy regarding the enforcement of restrictive covenants and adopted Resolutions

WHEREAS the Board of Directors of Cypress Trace Townhome Association is empowered to adopt Rules and Regulations per Article X, Section 1 of the Declaration recorded in Cumberland County Deed Book 3006, Page 223

WHEREAS it is the intent of the rule to be applicable to all owners, tenants or guests within the community

NOW THEREFORE, BE IT RESOLVED THAT the following resolution regarding the enforcement of Restrictive Covenants and adopted Resolution are adopted by the board of directors:

1. The process for resolving violations of the Restrictive Covenants and Board adopted Resolutions will be as follows:
 - a. Notification of a violation will be sent to affected unit owners via physical mail and/or electronic mail if provided to the association.
 - b. A "Courtesy Notice" will be sent to unit owners in violation upon receipt of complaint from a community member or if witnessed during a site visit by the management company.
 - c. After 30 days, if the deficiency has not been corrected or resolved with the Board of Directors, a second "Formal Notice" of violation will be sent to the unit owner in violation.
 - d. After 60 days, if the deficiency has not been corrected or resolved with the Board of Directors, a "Final Notice" of violation will be sent to the unit owners in violation. The "Final Notice" will be accompanied by a \$100 fine assessed to the account.
 - e. Every 30 days following the "Final Notice" of violation, successive \$100 fines will be assessed to the account until the deficiency has been corrected or resolved with the Board of Directors.
 - f. Unpaid assessments for violations of the restrictive covenants and adopted Regulations are enforceable via the provisions provided in Article VI, Section 9 of the restrictive covenants.