

Summer Wood Property Owners Association, Inc.

Board of Directors Resolution

Enforcement Policy

June 2022

WHEREAS, the Board of Directors ("Board") of Summer Wood Property Owners Association, Inc. ("Association") is responsible for the management, operation and control of Summer Wood, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Covenants, Conditions and Restrictions for Summer Wood, as amended, ("Declaration") and Bylaws of Summer Wood Property Owners Association, Inc., as amended, ("Bylaws") recorded July 30, 2002, in Book R413 at Page 075 with the Charleston County Register of Deeds and November 14, 2001, in Book 2996 at Page 176 with the Berkeley County Register of Deeds. The Declaration was amended by that Amendment to Declaration of Covenants, Conditions and Restrictions for Summer Wood recorded February 28, 2014, in Book R, Volume 10629 at Page 90 with the Berkeley County Register of Deeds (such amendment and Declaration collectively hereinafter referred to as ("Declaration")). The Bylaws were amended by that Amendment to the Bylaws of Summer Wood Property Owners Association, Inc. recorded November 27, 2018, in Book 0762 at Page 603 with the Charleston County Register of Deeds and November 30, 2018, in Book RB 2900 at Page 453 with the Berkeley County Register of Deeds (such amendment and Bylaws collectively hereinafter referred to as ("Bylaws")). Hereinafter, the Articles of Incorporation, Declaration, Bylaws and any promulgated rules, regulations and guidelines, and any amendments and supplements to any of them, collectively referred to as "Governing Documents".

WHEREAS, Section 3 of Article VI of the Bylaws provides that a majority of directors shall constitute quorum for the transaction of business and the affirmative vote of a majority of directors shall be the act of the Board.

WHEREAS, Section 5 of Article IV of the Bylaws provides that the "directors shall have the right to take any action in the absence of a meeting, which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors."

WHEREAS, the Board has determined it is in the best interests of the Association, Properties, Owners/Members, residents and the community to provide an enforcement policy.

WHEREAS, at a duly held and authorized meeting of the Board, the attached Enforcement Policy June 2022 was put to a vote of the Board. The required quorum was present and the attached Enforcement Policy June 2022 was approved by the requisite members of the Board.

NOW THEREFORE, BE IT RESOLVED, in order to protect and assure an attractive, high-quality community, and to best maintain and preserve the community, the Board hereby approves, affirms and adopts the attached Enforcement Policy June 2022 as follows:

1. The foregoing whereas paragraphs and recitals are and shall be deemed material and operative provisions of this Resolution and not mere recitals, and are fully incorporated herein by this reference.

2. All capitalized terms used herein shall have the same meaning ascribed to them in the Declaration and Bylaws, unless the context shall clearly suggest or imply otherwise.

3. The Enforcement Policy June 2022, attached hereto as Exhibit 1 and incorporated herein by reference, was adopted by the Board on May 31, 2022 and shall be effective upon recording. Each member of the Board expressly waives notice requirement, if any, for the same.

4. Distribution. The Association and/or its property manager is authorized and directed to circulate a copy of the Resolution and the attached Enforcement Policy June 2022 to all Members/Owners. **MEMBERS/OWNERS ARE RESPONSIBLE FOR DISTRIBUTING THE SAME TO ALL TENANTS, OCCUPANTS AND RESIDENTS.**

SUMMER WOOD PROPERTY OWNERS ASSOCIATION, INC.:

 _____ Board Member/Director	<u>6-27-2022</u> Date	 _____ Board Member/Director	<u>6-27-22</u> Date
 _____ Board Member/Director	<u>6-27-2022</u> Date	 _____ Board Member/Director	<u>6-27-22</u> Date
 _____ Board Member/Director	<u>6/27/2022</u> Date	 _____ Board Member/Director	<u>6-30-22</u> Date
 _____ Board Member/Director	<u>6-27-22</u> Date		