

**ELLISON LAKES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION**

WHEREAS, Ellison Lakes Homeowners Association, Inc., ("Association") is the community association created organized and operating in accordance with and pursuant to the Declaration of Covenants, Conditions, and Restrictions for Ellison Lakes, recorded in Deed Book 13905, Page 1998, *et. seq.* of the Cobb County, Georgia land records, (the "Declaration"), as well as the By-Laws of the Association ("By-Laws"), and the Rules and Regulations of the Association (Declaration, By-Laws and Rules and Regulations collectively referred to as "Governing Documents");

WHEREAS, the Governing Documents vest with the Board of Directors, on behalf of the Association, the powers and duties necessary for the administration of the Association's affairs and for performing all responsibilities and exercising all rights of the Association as set forth in the Governing Documents;

WHEREAS, Article VII, Section 7.2 of the Declaration provides that the "Association shall have any right, power, or privilege which may reasonably be implied from, or which is reasonably necessary to exercise, any right, power, or privilege expressly granted by the Governing Documents or by law. . .";

WHEREAS, Article VII, Section 7.3(c), the Association may maintain other property that it does not own if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard;

WHEREAS, Article III, Section 3.1 of the Declaration provides, in relevant part, the following:

Except to the extent the Association agrees to assume certain maintenance responsibility with respect to Units, each Owner shall be responsible for maintenance, repair, and replacement of all portions of his or her Unit and the porch or patio assigned as a Limited Common Area of the Unit, if any, pursuant to Article XV . . . Each Owner's maintenance responsibility shall include, but may not be limited to: . . . (ii) maintenance, repair, and replacement, as necessary, of all pipes, lines, wires, conduits, or other apparatus which will serve only the Unit, whether located within or outside the Unit boundaries (including all utility lines serving only the Unit);

. . .

In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and levy a Specific Assessment for all costs incurred by the Association against the Unit and the Owner.

NOW THEREFORE, the Board of Directors of the Association hereby sets forth and adopts the following resolutions:

1.

The Board of Directors has determined that Exterior water lines in the Ellison Lakes Community are in a state of disrepair and require repair and replacement, and that such repair and replacement is in the best interests of the Association and is necessary and desirable to maintain the Community-Wide Standard. "Exterior" as referenced herein is defined as domestic water line servicing a unit that is outside of the Unit boundaries.

2.

The Board of Directors has determined that the condition of the Exterior water lines is due to several factors, including the type and form of materials used, the methods by which the Exterior water lines were installed, and the lack of maintenance performed to the Exterior water lines, among other causes.

3.

The Board of Directors has determined that it is in the best interests of the Association to undertake maintenance, repair and replacement of Exterior water lines for which the Owners are responsible so as to minimize costs, expedite repairs and ensure uniformity in the type of materials and means of installation, and that such maintenance is necessary and desirable to maintain the Community-Wide Standard.

4.

The Board of Directors has determined that it is in the best interests of the Association for the Association to solicit bids for the project, negotiate with, and hire a contractor, and oversee the performance of the maintenance, repair and replacement of the Exterior water lines. The Board of Directors has further determined that the Association will fund the costs of the maintenance, repair and replacement up front, subject to certain reimbursements from the Owners as outlined herein.

5.

The Board of Directors has determined the Association will pay one hundred percent (100%) of the costs association with an exterior water line repair. The Association will budget for such repairs on an annual basis to ensure proper funding is available for the repairs.

6.

The Board of Directors has determined that, to the extent that any concrete driveway or sidewalk repairs are required for the maintenance, repair or replacement of the Exterior water lines, the Association will pay one hundred percent (100%) of the costs of the repairs to the concrete driveway or sidewalk.

7.

This Resolution replaces any previous Resolutions for exterior water line repairs.

RESOLVED AND ADOPTED by the Board of Directors of the Ellison Lakes Homeowners Association, Inc., this 11 day of April, 2022.

I do hereby certify that the Board of Directors adopted this resolution on the date set forth above:

[Signature] Board member
Name: Title:

[Signature] Secretary
Name: Title:

[Signature] Board member
Name: Title:

[Signature] President
Name: Title:

[Signature] Board member
Name: Title:

Name: Title:

Name: Title: