

FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC.
POLICY RESOLUTION NO. 2
POLICY RESOLUTIONS

relating to the process of considering
and adopting Policy Resolutions

WHEREAS, Article III, Section 3 of the Declaration assigns the Board of Directors all powers for the conduct of the affairs of the Association which are enabled by law or the Founding Documents which are not specifically reserved to Members, the Developer, or the Covenants Committee by said Documents; 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 Directors to institute such rules and procedures;

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

1. First Reading. At the discretion of the Board member introducing the resolution(s), the proposed Policy Resolution(s), may be read into the minutes of a regular Board meeting by a member of the Board or may be distributed to all Board members no less than twenty-four (24) hours prior to the meeting at which it is to be considered. 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 hence, for a hearing on the proposed resolution.
2. Publication. The proposed Policy Resolution or a reasonable summary thereof shall be printed in its entirety in the Association Newsletter, or shall be distributed to all Members if they are directly affected, with notice of the time, date, and place of the hearing as set by the Board.
3. Consistency. The secretary or legal counsel shall be responsible for reviewing the proposed resolution for consistency with previously-adopted resolutions and with the Founding Documents and shall submit a report at the hearing.
4. 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. Attendees 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.

5. Board Action. At a meeting of the Board, to be held not later than thirty (30) days from the date of the hearing, the Board shall take action on the proposed Policy Resolution. To be adopted, the resolution must have the approval of a majority of the Board. If the resolution is adopted, the Board shall, at its discretion, either so advertise in the official Forrestal Village Newsletter with either the full resolution or a summary thereof or distribute copies of the resolution shall be placed in the Book of Resolutions.
6. Waiver. Policy Resolutions adopted by the Board of Directors at the Board meetings prior to the election of the first resident Owners to the Board of Directors shall not be explained by the Board or a Board designee to any Board established resident ad hoc Organizational Committees existing during that period. However, the Board shall provide adequate notice to Members of the existence of such resolutions and their content. Resolutions so adopted shall be subject to review after the initial election of non-Developer Members to the Board.
7. Duration. Policy Resolutions shall remain in effect until rescinded or amended by the Board, unless a specific term is stated in a particular Resolution.
8. Amendment. To substantively amend a Policy Resolution, the Board will follow the procedures for adoption of a Policy Resolution. Amendments that are not of a substantive nature may be made with the approval of a majority of the Directors. The question of whether a proposed change is substantive or not substantive will be resolved based upon the advice of counsel.
9. Emergency Policy Resolutions. When, in the judgement of the Board of Directors, an emergency exists which jeopardizes the property or equity of the Association or the life, limb, or property of residents, the Board, with a majority approval of those Board members present, may temporarily waive Steps 1 through 4; however, no later than thirty (30) days after the adoption of an Emergency Policy Resolution, such resolution shall expire unless the Board institutes the normal proceedings for adoption of a Policy Resolution.

BOOK OF MINUTES

ATTEST:

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|-------------------------------------|-----|--------------------------|----|
| <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | YES | <input type="checkbox"/> | NO |

Harry Kreisberg
John Boes
Donald E. Duster

Adopted at a regular meeting of the Board held on
September 24, 1991.