

4318 Old Chapel Hill Road

Durham, NC 27707

June 13, 2011

Dear Arbor Pointe Owner:

The Arbor Pointe Homeowners Association Board of Directors would like to take the opportunity to update you as to our newly adopted Common Area Garbage Policy. For some time, there has been an issue with owners and renters leaving garbage and boxes around the dumpster area rather than in the receptacles.

Article V.1.f of the Association's By-Laws states that a duty of the Board of Directors is to:

"Provide for the operation, care, upkeep, and maintenance of all of the Common Area, exterior and structural components of the Units and other property the Association has responsibility for;"

To comply with this directive, the Board has adopted the attached Common Area Garbage Policy. This policy will take effect on August 1, 2011.

Please take time to read the attached policy, because it will affect you. Questions or concerns may be directed to any of the Board members.

Sincerely,

Board of Directors

Arbor Pointe Homeowners Association, Inc.

ARBOR POINTE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION NO. 2011-01

RE: Common Area Garbage Policy

WHEREAS, V.1 of the Association's By-Laws states that a duty of the Board of Directors is to provide for the operation, care, upkeep, and maintenance of all of the Common Area; and

WHEREAS, Article VI.4 of the Association's Declaration of Covenants, Conditions and Restrictions gives the Association the power to enforce rules and regulations with sanctions that include reasonable monetary fines.

NOW, THEREFORE, BE IT:

RESOLVED, that the Board of Directors hereby establishes a policy on garbage, boxes and other matter left outside of designated receptacles or in any other Common Area, as follows:

Common Area Parking Policy

All garbage must be placed in the provided receptacles in the designated garbage area of Arbor Pointe. No garbage shall be left outside of the provided receptacles. Garbage, including household plants and trees, found outside of the provided receptacle will result in a fine of \$50.

All cardboard boxes must be broken down and placed in the provided recycling receptacle. No boxes shall be left outside of the provided receptacles. Cardboard boxes found outside of the provided receptacle will result in a fine of \$50.

Large items (e.g., furniture, appliances) that do not fit in the provided receptacles shall not be left in the dumpster area. It is the responsibility of the Owner or Tenant to dispose of the item

properly. Any large item found outside of the provided receptacle will result in a fine of \$100.

Payment of the aforementioned fines: Fines levied for violating the Common Area Garbage Policy will be issued to Owners. In the event that the fine has been incurred by a Tenant or Guest, the Owner responsible for that Tenant or Guest will be responsible for the fine. Fines will be billed to the Owner's account and the Owner will be liable for paying the fine just as the Owner is responsible for paying Assessments (a.k.a. Dues). The Assessments/Dues Collection and Reporting Policy will apply to the collection of parking fines.

FURTHER RESOLVED, that the Common Area Garbage Policy shall be effective as of August 1, 2011 and shall be mailed to all Owners of record.

CERTIFICATION OF APPROVAL

I, A.J. Grant, the duly-elected President of Arbor Pointe Homeowners Association, Inc. hereby certify:

That the Common Area Garbage Policy for the Arbor Pointe Homeowners Association, Inc., has been approved by the affirmative vote of the majority of the Board of Directors and that the same does now constitute an official policy of and rules and regulations for the Arbor Pointe Homeowners Association, Inc.

IN WITNESS WHEREOF, I heretofore subscribe my hand on this \_\_\_\_\_ day of June, 2011

\_\_\_\_\_

President

A.J. Grant

Printed Name