

HARBOR TOWN COMMUNITY ASSOCIATION, INC.

GENERAL RESOLUTION NO. ONE ( 1 )

**RESOLUTION OF APPRECIATION  
FOR  
VIRGIE MAE BECTON, HOMEOWNER REPRESENTATIVE  
HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
BOARD OF TRUSTEES  
1994-1995**

**GIVEN THAT** section 3-103 paragraph (c) of the Bylaws authorizes the Board of Trustees from time to time to enact General Resolutions; and

**GIVEN THAT** Virgie Mae Becton was appointed to the first Board of Trustees of the Harbor Town Community Association, Inc.; and

**GIVEN THAT** the initial year of work for the Board of Trustees was dedicated to establishing the rules and regulations by which the Harbor Town Community Association, Inc. agreed to be governed; and

**GIVEN THAT** this effort was time consuming and difficult; requiring patience and perseverance; and

**GIVEN THAT** Virgie Mae Becton was willing to dedicate the time, resources and energy to enable our Association to get off to the right start; and

**GIVEN THAT** the Board of Trustees wishes to acknowledge and express its appreciation, on behalf of the citizens of Harbor Town, to **VIRGIE MAE BECTON** for her time, effort, commitment and service as a member of the first Board of Trustees of the Harbor Town Community Association, Inc. as constituted under the Charter and Bylaws;

**NOW, THEREFORE,** the Board of Trustees resolves that it is grateful and appreciative that Harbor Town has citizens such as Virgie Mae Becton who are willing to do the difficult work of governing and thanks and salutes **VIRGIE MAE BECTON** on completing her year as an appointed member of the first Harbor Town Board of Trustees and wishes her well in all her future endeavors.

Passed unanimously this the fifteenth day of January 1996.

HARBOR TOWN COMMUNITY ASSOCIATION, INC.

GENERAL RESOLUTION NO. TWO ( 2 )

**RESOLUTION OF APPRECIATION  
FOR  
KAKI WHITLEY, CHAIRPERSON  
HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
BOARD OF TRUSTEES  
1994-1995**

**GIVEN THAT** section 3-103 paragraph (c) of the Bylaws authorizes the Board of Trustees from time to time to enact General Resolutions; and

**GIVEN THAT** Kaki Whitley was duly elected as the first Trustee representing the homeowners of Harbor Town; and

**GIVEN THAT** Kaki Whitley was elected as the first Chairperson of the Board of Trustees; and

**GIVEN THAT** the initial year of work for the Board of Trustees was dedicated to establishing the rules and regulations by which the Harbor Town Community Association, Inc. agreed to be governed; and

**GIVEN THAT** this effort was time consuming and difficult; requiring patience and perseverance; and

**GIVEN THAT** Kaki Whitley was willing to dedicate the time, resources and energy to enable our Association to get off to the right start; and

**GIVEN THAT** the Board of Trustees wishes to acknowledge and express its appreciation, on behalf of the citizens of Harbor Town, to **KAKI WHITLEY** for her time, effort, commitment and service as the first chairperson of the Board of Trustees of the Harbor Town Community Association, Inc. as constituted under the Charter and Bylaws;

**NOW, THEREFORE,** the Board of Trustees resolves that it is grateful and appreciative that Harbor Town has citizens such as Kaki Whitley who are willing to do the difficult work of governing and thanks and salutes **KAKI WHITLEY** on completing her year as Chairperson of the first Harbor Town Board of Trustees and wishes her well in all her future endeavors.

Passed unanimously this the fifteenth day of January 1996.

**HARBOR TOWN COMMUNITY ASSOCIATION**

**GENERAL RESOLUTION NO. 3  
COMPENSATION FOR TRUSTEES APPOINTED BY DEVELOPER**

In consideration of the length of terms served by Trustees appointed by Developer, and

**GIVEN THAT** S2-102 of the Charter gives the Board of Trustees the responsibility to oversee the administration of the affairs of the Association, and


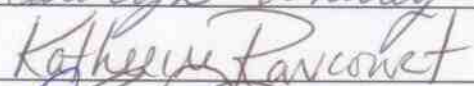

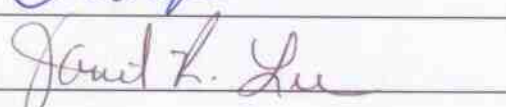
**GIVEN THAT** S3-102 of the By-laws sets forth the powers and duties of the Board of Trustees to include adoption or amendment of Town Codes, and

**GIVEN THAT** S3-10(c) of the By-laws provides for actions to be taken by the Board of Trustees in the form of General Resolutions for purposes including financial obligation not extending materially beyond one year;

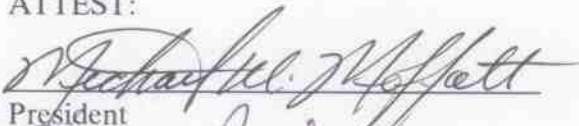
**NOW THEREFORE**, the Board of Trustees resolves that all Trustees, including those appointed by the Developer, are eligible for compensation under the guidelines established in S3-105(f) of the By-laws.

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
RESOLUTION ACTION RECORD

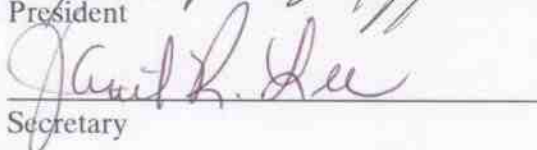
This Resolution, General Resolution No. 3 was adopted  
at a meeting of the Board of Trustees held on 6-17-96 with the  
Trustees voting as indicated below:

	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
<u>Carolyn Whitley</u>	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
<u>Katherine Parsonnet</u>	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
<u>Cheryl S. S.</u>	yes <input type="checkbox"/>	no <input checked="" type="checkbox"/>	abstain <input type="checkbox"/>
	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
<u>Janet L. Lee</u>	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>
_____	yes <input type="checkbox"/>	no <input type="checkbox"/>	abstain <input type="checkbox"/>

ATTEST:

  
President

Date: 6/17/96

  
Secretary

Date: 8/21/96

EFFECTIVE DATE OF RESOLUTION: 6/17/96

EXPIRATION DATE: 6/17/99

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
GENERAL RESOLUTION NO. 4

COMPENSATION ASSOCIATION PRESIDENT

GIVEN THAT Section 2-102 of the Charter requires the citizens elect a President of the Association whose principal purpose shall be to carry out the policies of the legislative branch and to act upon and fulfil such powers and duties as are imposed on the Executive Branch by the Governing Documents, and

GIVEN THAT Section 2-102 of the Charter gives the Board of Trustees the responsibility to oversee the administration of the affairs of the Association, and

GIVEN THAT Section 3-102 of the By-laws sets forth the powers and duties of the Board of Trustees to include adoption or amendment of Town Codes, and

GIVEN THAT Section 3-103 of the By-laws provides for actions to be taken by the Board of Trustees in the form of General Resolutions for purposes including financial obligation not extending materially beyond one year

GIVEN THAT Section 4-103b of the By-Laws provides for compensation to the Association President except for a President appointed by the Developer,

NOW THEREFORE, the Board of Trustees resolves that the President of the Association appointed by the Developer shall be eligible for compensation in the amount of seventy five dollars (\$75.00) per meeting retroactive to January 1, 1998) or an equal amount paid to Board of Trustees as determined by a majority vote of a quorum of citizens. The appointed President shall also be reimbursed from association funds for authorized out-of-pocket expenses incurred in the fulfillment of the President's duties. The Board of Trustees shall determine what expenses shall be authorized.

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
RESOLUTION ACTION RECORD

This Resolution, General Resolution No. 4 was adopted at a regular (special) meeting of the Board of trustees held on April 20, 1998 with the Trustees voting as indicated below:

<u>Debbie Hoodard</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>John Zervally</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Ronnie Zull</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Roger A. Nash</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Bob Dugan</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Phil W. H. H.</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
_____	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>

ATTEST:  
Craig R. Beed Date: 4-20-98  
 President  
Debbie Hoodard Date: 4-20-98  
 Secretary

EFFECTIVE DATE OF RESOLUTION: April 20, 1998  
 EXPIRATION DATE: April 20, 2001

BOOK OF RESOLUTION LOCATION

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- \_\_\_\_\_ Part I - Equity Resolutions \_\_\_\_\_
- \_\_\_\_\_ Part II - Administrative Resolutions \_\_\_\_\_
- \_\_\_\_\_ Part III - General Resolutions \_\_\_\_\_
- \_\_\_\_\_ Part IV - Equity Resolution \_\_\_\_\_

SPECIAL RESOLUTION NO. 1

For the Board of Trustees to hear an Appeal of four Citizens against a decision by the Town Architect concerning a screen porch addition

Given that in our By-Laws #4-103 the Board of Trustees may hear and make final determination on appeals by Citizens from decisions by Town Architect, and

Given that in the Preamble to the Community Charter under the section "On Working Together" it states that our government will strive for harmony between all parties,

Now Therefore the Board of Trustees resolves that it will hear the Appeal of Lou Kerns, Jim Hyatt, David Schuermann, and Sharlene Henders against the approval of the screen porch addition to the rowhouse of Gayle Christensen.

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
SPECIAL RESOLUTION NO. TWO (2)

...relating to allowable signage erected on Titleholder's property.

**GIVEN THAT** Paragraph 3-101(e) of the Harbor Town Community Charter provides that the governance of signage be subject to the provisions of Town Codes: and

**GIVEN THAT** un-necessary clutter of signage not only diminishes the value and overall general impression of Harbor Town, but also diminishes the general intent of the signage;

**NOW, THEREFORE,** the Board of Trustees resolves that the following resolution be, and hereby is, adopted:

1. The existing signage of Multifamily Titleholder is hereby approved and shall remain intact.
2. Sales and Information Center signage is hereby approved and shall remain intact.
3. One (1) "For Sale" or "For Lease" sign (maximum size of one and one half (1-1/2) square feet) per lot is permitted attached to the mailbox column with an approved bracket. Sign shall be 1'-0" wide X 1'-6" long with white background and dark green lettering containing the following language only:

FOR SALE/LEASE  
PHONE #  
AGENT, OWNER AND/OR COMPANY

4. One project sign (maximum size of five (5) square feet) per lot is permitted. Sign shall be 2'-0" high X 2'-6" wide containing the following mandatory data:

Lot #  
Street Address  
Builder's Name  
Builder's Phone #

The following optional data may also be included:

Owner's Name  
Architect's Name  
Lender's Name  
Etc.

5. Special signs shall include: Event signs, Directional signs and Open House signs. Special event signs, directional signs and Open House signs will be displayed only during the event and must be removed immediately following the event.
6. One (1) political sign (maximum size of four (4) square feet per lot is permitted for any Harbor Town, city, county, state or national election. This sign may not be displayed earlier than fourteen (14) days prior to the election and must be removed the day after the election.
7. The existing signage of the Harbor Town Square Apartments is hereby approved. (Photo on file)
8. The existing signage of the retail businesses in the Harbor Town Square Apartments (ground level) is hereby approved. (Photo on file)
9. Future signage for retail business (ground level) in the Harbor Town Square Apartments must conform in style and size with existing signage approved in Item 8 above.
10. The Turley Company Retail Space signage is not approved and must be removed or be redesigned to match in style the signage approved in Item 7 above.
11. Harbor Town Square Commercial District signage guidelines are provided in Amendment #8 Design Guidelines Harbor Town.
12. Harbor Town Square permanent retail signage to be located at the south entrance to Harbor Town Circle is approved as presented to the Board 11/16/98. This signage is the only approved permanent entrance signage for the retail business in Harbor Town.
13. Special temporary signs for retail businesses including Grand Openings, Special Events, etc. will be displayed for the event only but in no case for more than thirty (30) days. The display of these signs within Harbor Town boundaries is limited to one (1) per event and will not exceed in size  $\frac{1}{2}$  the dimension of the permanent entrance sign approved in Item 12.
14. Location and maintenance of Special Signs referred in items 5 and 13 will be approved by the property manager and will be located in such a manner that they do not block any permanent sign or entrance feature. They must be maintained in an orderly manner (repair, level, etc.)
15. Home security signs no more than 1 sq. ft. are hereby approved.

No other signage of any kind is permitted.

*Items 7 thru 15 were passed on 12/19/98 as:  
Harbor Town Community Association, Inc.  
Special Resolution No. Two (2)  
Amendment No. 1 - 12/19/98*

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
RESOLUTIONS ACTION RECORD

This resolution, Special Resolution number 2 was adopted at a (regular) (special) meeting of the Board of Trustees held on Dec. 19, 1994, with the trustees voting as indicated below:

<u>Candace Whitley</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Janet H. Lee</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>[Signature]</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Thomas Speed</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
<u>Henry Schwartz</u>	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
_____	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>
_____	yes	<input type="checkbox"/>	no	<input type="checkbox"/>	abstain	<input type="checkbox"/>

ATTEST:

Michael W. Moffatt  
President

Date: 12-19-94

Janet H. Lee  
Secretary

Date: 12-19-94

EFFECTIVE DATE OF RESOLUTION: 12-19-94

EXPIRATION DATE: 12-19-97

BOOK OF RESOLUTIONS LOCATION	PAGE
_____ Part I - Equity Resolutions	_____
_____ Part II - Administrative Resolutions	_____
_____ Part III - General Resolutions	_____
<u>✓</u> _____ Part IV - Special Resolutions	_____

HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
RESOLUTION ACTION RECORD

This Resolution, Special Resolution No. 2 was adopted at a (regular) (special) meeting of the Board of trustees held on Dec. 21, 1998. with the Trustees voting as indicated below:

<u>Debbie Hoodard</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____
<u>John Lewallen</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____
<u>Thomas Foll</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____
<u>Jimmy Bush</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____
<u>Michael Star</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____
<u>Mark Bell</u>	yes	<input checked="" type="checkbox"/>	no	_____	abstain	_____

ATTEST:  
Craig B. Beard  
President  
Debbie Hoodard  
Secretary

Date: 12-21-98  
Date: 12-21-98

EFFECTIVE DATE OF RESOLUTION: 12-21-98  
EXPIRATION DATE: 12-21-2001

BOOK OF RESOLUTION LOCATION

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- \_\_\_\_\_ Part I - Equity Resolutions \_\_\_\_\_
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HARBOR TOWN COMMUNITY ASSOCIATION, INC.  
SPECIAL RESOLUTION NO. TWO (2)

... Relating to allowable signage erected on Titleholder's property.

GIVEN THAT Paragraph 3-101(e) of the Harbor Town Community Charter provides that the governance of signage be subject to the provisions of Town Codes: and

GIVEN THAT un-necessary clutter of signage not only diminishes the value and overall general impression of harbor Town, but also diminishes the general intent of signage.

NOW, THEREFORE, the Board of Trustees resolves that the following resolution be, and hereby is, adopted:

1. The existing signage of Multifamily Titleholder is hereby approved and shall remain intact.
2. One (1) "For Sale" or "For Lease" sign (maximum size of one and one half (1- ½) square feet) per lot is permitted attached to the mailbox column with an approves bracket. Sign shall be 1'-0" wide X 1'-6" long with white background and dark green lettering containing the following language only:

FOR SALE/LEASE  
PHONE#  
AGENT, OWNER AND/OR COMPANY

3. One Project sign (maximum size of five (5) square feet) per lot is permitted. Sign shall be 2'-0 high X 2' - 6" wide containing the following mandatory data:

LOT #  
STREET ADDRESS  
BUILDER'S NAME  
BUILDER'S PHONE #

The following optional data may also be included:

OWNER'S NAME  
ARCHITECT'S NAME  
LENDER'S NAME  
ETC.

4. One (1) political sign (maximum size of four (4) square feet per lot is permitted for any Harbor Town, city, county, state, or national election. This sign may not be displayed earlier than fourteen (14) days prior to the election day and must be removed the day after the election.
5. The existing signage of the retail businesses in the Harbor Town Square Apartments(ground level) is hereby approved. (Photo on file)
6. Future signage for retail business (ground level) in the Harbor Town Square Apartments must conform in style and size with existing signage approved in Item 5 above.
7. Harbor Town Square Commercial District signage guidelines are provided in Amendment #8 Design Guidelines Harbor Town.
8. Harbor Town square permanent retail signage to be located at the south entrance to Harbor Town Circle is approved as presented to the board. This signage is the ONLY approved permanent signage for the retail businesses in Harbor Town.
9. NO commercial signage is allowed in the homeowner's section of Harbor Town. Commercial signage is allowed only in the Commercial District and ONLY allowed to be standing for a period of 24 hours.
10. Open House and Directional signs will be displayed only during the event and must be removed immediately following the event.
11. Special temporary signs for the retail businesses or for special events must be presented in front of the board and must receive board approval before they will be allowed to be placed within Harbor Town boundaries. If approved such signs must be removed immediately following the event.
12. Home security signs are to be no more than 1 sq. foot in size.
13. Contractor signs are to be no more than 2 square feet in size and are not to be displayed more than a 2 week period.

**\*\*\*NO OTHER SIGNAGE OF ANY KIND IS APPROVED OR PERMITTED.\*\*\***