

**RESOLUTION AND CONSENT OF BOARD OF DIRECTORS OF THE
PARKRIDGE LANE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.**

THAT WHEREAS, a Declaration of Condominium for Parkridge Lane was recorded in Book 8432, Page 1590 of the Wake County Registry ("Declaration"); and;

WHEREAS, Parkridge Lane Condominium Homeowners Association, Inc. ("the Association") was incorporated on or about 14 October 1999 with the North Carolina Secretary of State;

WHEREAS, pursuant to Article 10 of the Bylaws, the Board is authorized to make reasonable rules and regulations respecting the use of the Condominium; and

WHEREAS, N.C.G.S. §47C-3-102 (a) (1) allows the Board to promulgate rules and regulations;

WHEREAS, Articles VIII, X and XIII of the Declaration provides, in part, that the Board may promulgate and enforce such rules and regulations governing the use of the Condominium Units and the Common Elements as the Board of Directors may deem to be in the best interests of the Association;

WHEREAS, Article XI of the Declaration requires a rental or lease of a Unit to be in writing and have an initial term of at least thirty (30) days unless the prior written approval of the Board is obtained;

WHEREAS, Article XI prohibits the use of a Unit for transient hotel or commercial purposes;

WHEREAS, N.C.G.S. §47C-3-107.1 and Article XXX (c) allows the Association to fine an Owner for violations of the Declaration and rules and regulations of the Association;

WHEREAS, the Board for the Association deems it advisable to adopt, publish and enforce reasonable rules and regulations regarding short term rentals, leases and licenses of Units consistent with the Declaration;

NOW, THEREFORE, BE IT RESOLVED, that the following rules shall apply with respect to short term rentals, licenses and leases of Units in Parkridge Lane, in addition to those set forth in the Declaration, Bylaws and other governing documents:

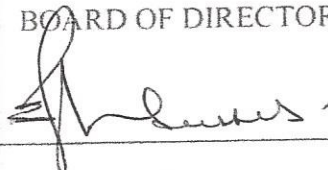
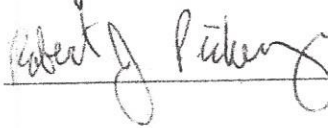
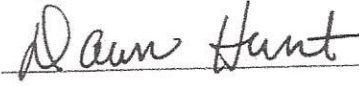
1. Short term rentals, leases and licenses (defined as those for periods of time of less than thirty (30) days) are not permitted in the Condominium as outlined in Article XI of the Declaration. Any Unit Owner found to be advertising and renting, leasing or licensing their Unit, in whole or in part, on a short-term basis is in violation of the Declaration. Upon proper notice to cease and desist and a hearing will be called in order to begin fining \$100 per day pursuant to, *inter alia*, N.C.G.S. §47C-3-107.1. This fine will be added to the Unit Owner's account and the Association

shall pursue all legal remedies to collect these fines, up to and including, placing a lien on the Unit. The Board reserves all rights to pursue injunctive relief as well to make the Unit Owner conform to the rules set forth herein.

2. To the extent of a conflict between this rule and the Declaration, the Declaration shall prevail.

This resolution shall be effective at 5:00 p.m. on ____ April 2020.

BOARD OF DIRECTORS of Parkridge Lane Condominium Homeowners Association, Inc.

 _____ (SEAL)	 _____ (SEAL)
 _____ (SEAL)	 _____ (SEAL)
_____ (SEAL)	_____ (SEAL)

Being all of the Directors of Parkridge Lane Condominium Homeowners Association,
Inc.

PARKRIDGE LANE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
INCUMBENCY AND SIGNATURE CERTIFICATE

I, Jane K. Eagle, Secretary of Parkridge Lane Condominium Homeowners Association, Inc., a North Carolina non-profit corporation (the "Corporation"), do hereby certify that the below named persons have been duly elected and qualified as, and are at the date hereof, officers of the Corporation holding the offices set opposite their names and that the signatures set forth opposite their names are their genuine signatures:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
<u>Michael Limbouts</u>	President	<u>[Signature]</u>
<u>Jane Kathryn Eagle</u>	Secretary	<u>Jane Kathryn Eagle</u>

I further certify that attached hereto are true and accurate copies of the Resolution and Consent of the Members and Board of Directors of the Corporation.

WITNESS my hand this 30th day of April, 2020.

Jane Kathryn Eagle
Secretary