

Recording Requested By and
When Recorded Return to:

The Landings at Waterford
Homeowners' Association, Inc.
1250 Ironwood Drive, #226
Coeur d'Alene, ID 83814

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**THE LANDINGS AT WATERFORD HOMEOWNERS' ASSOCIATION INC.
Resolution # 002 - A Resolution of the Board of Directors**

A Resolution of The Landings at Waterford Homeowners' Association Inc. Board of Directors establishing a fee schedule for the processing of Architectural Control Committee (ACC) applications submitted for exterior changes and new construction within The Landings at Waterford Homeowners Association project.

WE, the Directors of The Landings at Waterford Homeowners' Association do hereby consent to adopt by a majority vote of the Board of Directors, and we do hereby adopt, the following resolution:

WHEREAS, the necessary processing of ACC applications as outlined and required in the CC&Rs represents an administrative cost to the Association's operating budget;

WHEREAS, the Board of Directors (hereafter "the Board") shall have the powers and duties necessary for the administration of the affairs of the Association, the fiduciary duty to budget for administrative costs of the Association, and the duty to assess fees fairly to all members of the Association in order to meet the needs of the operating budget;

WHEREAS, the Board agrees that while the entire community benefits from a well-run Architectural Control Committee, it also recognizes that the additional expenses of the ACC application process is incurred exclusively from those homes and lots seeking to make changes and improvements to said properties;


WHEREAS, pursuant to the CC&Rs, Article 5, Section 5.03 Purpose of General Assessments, part j., wherein general assessments may be used for any other labor or services or assessments which the Association is required to secure or pay for pursuant to the terms of this Declaration or by law or which in the opinion of the Associations' Board of Directors shall be necessary or proper for the enforcement of the provisions of this Declaration;

And WHEREAS, in accordance with the provisions of the Declaration, specifically Article 5, Section 5.06 Uniform Rate of Assessment and Due Date; the Association may, subject to the provisions of this Article, levy Special Assessments against specific Owners who have caused the Association to incur special expenses due to willful acts;

NOW THEREFORE, be it **RESOLVED** that the Board may establish on an annual basis, an ACC fee which shall defer and offset the administrative costs associated with the processing and follow-up of the ACC applications submitted for exterior changes, new construction, fence installation and the like.

And May it be further **RESOLVED** that from the adoption of this resolution, the initial fees for new applications submitted shall be described in 'Exhibit A', which shall be invoiced directly to the Owner and which may be collected as fully as any other general or special assessment of the Association.

Dated this 11 day of October 2017



Fred Martin, President
The Landings at Waterford Homeowners' Association, Inc.

State of Idaho)

:SS.

County of Kootenai)

I, Sherry J. Lenarz, a notary public, do hereby certify that on this 11 day of October 2017, personally appeared before me Fred Martin, who, being by me first duly sworn, declared that he is the President of The Landings at Waterford Homeowners Association, Inc., that he signed the foregoing document as President of the corporation, and that the statements therein contained are true and correct to the best of his information and belief.

Subscribed and Sworn

To before me this 11 day of Oct 2017

Sherry J. Lenarz

Sherry J. Lenarz, Notary Public for Idaho

Residing at Coeur d'Alene

My commission expires: June 21, 2019

RESOLVED, FURTHER, that this Resolution shall be effective on January 1st, 2018.

[Signature]

Fred Martin, President

[Signature]

Kevin Kleinworth, Vice President

[Signature]

Aaron Curti, Treasurer

Deborah Rose

Deborah Rose, Secretary

[Signature]

Matthew Shardy, Director

EXHIBIT A

Architectural Control Committee Applications - Fee Schedule

Any and all structures extending above a 6 foot fence that can be seen from the street or other homes in The Landings must be applied for and issued an approval by the ACC prior to building or installation

*Pursuant to Article VII, Section 7.01 of the Landings CC&Rs, recorded November 12th, 2003,
Kootenai County instrument no. 1842411*

\$10.00 Application Fee

Painting of front door | Trim | Home | Railings | Shutters
Installation of Gutters | Gable Vents | Shutters
Installation of Flag Pole
Installation of Water Feature
Installation of trellis | garden features
Installation of concrete or pathways

\$25.00 Application Fee

Installation of detached Shed | Fence | Fence Gate(s) | Pergola | Patio Cover
Installation of hand railing
Installation of any sun shade device or material

\$40.00 Application fee

Remodel of home | Exterior Additions
Building of a shop or garage
Any project requiring a permit from the City of Coeur d'Alene
Any project requiring any other special permitting