

RESOLUTION
OF THE BOARD OF DIRECTORS
OF
THE HAMMOCKS ASSOCIATION, INC.

ENACTING RULES AND REGULATIONS:
TIME OF OCCUPANCY AND ASSESSMENT FOR VIOLATION

WHEREAS, Article XVII of the Declaration of Condominium for The Hammocks authorizes The Hammocks Association, through its Board of Directors, to enact rules and regulations from time-to-time without the consent of the Owners, consistent with the Declaration and the By-Laws of the Association and deemed by the Board to be reasonably necessary or desirable for carrying out the purpose and intent of said Declaration and By-Laws; and,

WHEREAS, Paragraph 7.6 of Article VII of the aforesaid Declaration of Condominium authorizes the Board of Directors of the Association to alter, by Board vote, the check-in and check-out times specified in said paragraph 7.6, without concurrence by vote of the Owners; and

WHEREAS, the Board of Directors of the Hammocks deems it reasonably necessary and desirable to enact rules and regulations to confirm the check-in and check-out times and to establish a fee to enforce compliance with the check-in time as altered and confirmed by vote of the Board;

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of The Hammocks Association hereby confirms its decision to alter the check-in and check-out times set forth in Paragraph 7.6 of Article VII of the Declaration of Condominium for The Hammocks as follows: On the commencement date of any Interval, occupancy shall be granted as of **4:00 p.m.** on such date; on the last day of such Interval the Unit must be vacated no later than **10:30 a.m.**; and, it is

FURTHER RESOLVED, that to the extent there is an unauthorized arrival into a Unit prior to check-in time as established by the Board of Directors, the Association may levy an early occupancy fee against the Owner of the Co-Ownership Interest whose Occupant takes possession of the Unit prior to said check-in time, which fee shall be in the amount of \$100.00 per hour (or portion thereof) for any early occupancy, but shall not exceed the sum of \$1,000.00 per day, which fee shall be paid by the Owner upon demand of the Association, and which shall be, for all purposes of collection, considered an Assessment; and, it is

FURTHER RESOLVED, that the foregoing resolution shall be communicated to the Owners of Units in The Hammocks as a rule or regulation binding upon all Owners, and the same shall remain in full force and effect until written notice of its amendment or rescission shall have been received; and, it is

FURTHER RESOLVED, that the Certificate of the Secretary of the Association as to the content of this resolution shall be conclusive proof of its adoption by the Board of Directors and of the fact that this resolution has not been amended, repealed or altered, and is the continuing resolution, rule, and regulation of the Board of Directors of the Association.

This action was taken and is effective October 24, 2008.