

**RESOLUTION REGARDING THE ESTABLISHMENT OF RULES TO
TEMPORARILY SUSPEND USE OF HOME OWNER ASSOCIATION
COMMON FACILITIES, SERVICES AND AMENITIES WHEN A UNIT
OWNER IS IN DEFAULT ON THE PAYMENT OF ASSOCIATION'S
ASSESSMENTS**

WHEREAS, the Snowden Overlook Community Association (hereafter referred to as "SOCA") is responsible for the provision and maintenance of common facilities, services and amenities for the owners and residents of the community, and

WHEREAS, Section 6.4.1 of the SOCA Declaration provides for a regular annual assessment, payable monthly, by each unit owner to cover the cost of operation of SOCA in providing and maintaining common community property, facilities, services and amenities, and

WHEREAS, Section 6.13 of the SOCA Declaration provides various monetary and legal remedies for the non-payment of Community Assessments when due, and

WHEREAS, Section 8.2.4 of the SOCA Declaration further empowers SOCA to suspend the right to use facilities located on the Community Common Area by an owner and/or resident for any period during which any Community Assessment against such Owner's Condominium Unit remains unpaid or delinquent, and

WHEREAS, Section 5.2.2 of the SOCA Declaration provides for the promulgation of SOCA rules to enforce the provisions of the SOCA Declaration and By-Laws.

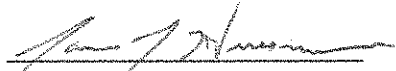
NOW THEREFORE BE IT RESOLVED, that the following SOCA rules are being promulgated for the temporary suspension of unit owners and unit residents right to use SOCA Common Areas, Facilities, Services and Amenities for any period during which said Condominium Unit Assessments are unpaid and delinquent:

1. Any unit for which the Community Assessment is not paid on the due date will be deemed to be delinquent as of that date (delinquency date);
2. Within thirty (30) days after the delinquency, SOCA shall give written notice to the defaulting owner of its intent to temporarily suspend the right of use of SOCA Common areas, facilities, services and amenities;
3. If such delinquencies, late fee and interest are not paid within ten (10) days of the above mentioned notice, the temporary suspension shall be put into effect;
4. Said suspension will deny the defaulting owner and other residents of the unit from using SOCA common areas and facilities, including but not limited to the clubhouse and swimming pool nor shall they be allowed to participate in any SOCA sponsored event and activities.

5. All proximity cards assigned to the defaulting unit for entry to the clubhouse and pool will be deactivated and all transponders for automatically opening the front entry gate, at the discretion of the SOCA Board of Directors, shall also be deactivated;
6. The temporary suspension of the right to use Community common elements shall remain in effect until all delinquencies and other associated charges are paid in full.

BE IT FURTHER RESOLVED, these above rules shall take effect immediately upon adoption by the SOCA Board of Directors.

I certify that the above resolution was duly adopted by the SOCA Board of Director at its regular meeting on the 23rd day of January, 2012.


Secretary