

Book of Resolutions
Based on: Covenants, Conditions, and Restrictions
Preston Falls Villas
Approved: 12/1/2012
Revised: 12/14/2019

ARTICLE VI of the Covenants, Conditions, and Restrictions (CCR's) For Preston Falls Villas entitled, "Use of Lots and Common Area –Protective Covenants", states that "Such rules and regulations, along with all policy resolutions and policy actions taken by the Board, shall be recorded in a **Book of Resolutions** which shall be maintained in a place convenient to the owners and available for to them for inspection during normal business hours." The Board of Directors (BOD) of the Preston Falls Villas (PFV) has determined that the Book of resolutions will be implemented in two parts:

- Part 1 – Regulations that affect the use of Common Areas including streets and yard space.
- Part 2 – Specifications for repair and replacement of exterior components of the Townhomes.

Entry Format:

- Regulations shall contain succinct statements of the BOD position of the activity and basis for the position.
- Specifications shall have a Section 1. that contains critical dimensions, properties, materials, and coatings. Diagrams may also be provided. Section 2. Will be provided to explain the issues or driving forces that create the basis for the specifications where applicable.

Order of Precedence

The Order of Precedence shall be the CCR's, and the Amendments to the CCRs, the By-Laws and then the Book of Resolutions. If a contradictory condition is found in a lower tier document the requirements of the higher tier document prevail.

Note: The "Table of Contents" is a work in progress. Resolutions will be added as necessary and information will be updated as required based on BOD actions.

PFV Book of Resolutions Table of Contents

Part 1. Regulations regarding the use of front yards, rear yards, and common properties including driveways and the service road.

Items:

- a. Architectural Control Committee Jurisdiction and Use of the Architectural Request Form. Short Form ARF for Bellaforte Roofs.**
- b. Miscellaneous Board Rulings**
- c. Parking**
- d. Late Fee Collections Resolution**
- e. Tree Removal and Pruning**
- f. Townhome Maintenance Standards/Repair and Response to BOD Notification**
- g. Landscape Resolution**
- h. PFV Roofs: Rules and Installation Standards and Roofing Addendum**

Part 2. Specifications for repair and replacement of exterior components of the Townhomes:

Items:

- a. Paint Specification for Stucco and Trim**
- b. Specification for Driveway replacement**
- c. Lattice Work and Deck Support Fascia Construction**
- d. Deck Railings**
- e. Chimney Caps and Chimney Chase Covers**
- f. Color and Style of Front Entrance Doors**