

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
THE EAGLE RIDGE GOLF COMMUNITY HOMEOWNERS ASSOCIATION,
INC. TO SET FORTH THE ENFORCEMENT POLICY REGARDING
THE PROVISION AGAINST ON-STREET PARKING**

THE DULY ELECTED BOARD OF DIRECTORS (hereinafter the "Board") of the Eagle Ridge Golf Community Homeowners Association, Inc. (hereinafter the "Association"), acting on behalf of the Association, makes the following findings:

Parking on the streets with the Eagle Ridge Community is a serious and on-going problem adversely affecting the safety of the residents and their guests.

Parking on the streets within the Eagle Ridge Community obstructs sight lines, creating hazards and imperiling drivers and pedestrians.

The streets within the Eagle Ridge Community are generally narrow and parking in or along the streets may adversely affect the ability of emergency vehicles to access or move freely about the Community.

Automobiles parked in the street may attract or conceal children crossing the street, and may constitute a danger by making it difficult for other drivers to see children.

The Master Declaration of Covenants, Conditions and Restrictions for the Association, Section 6.18, prohibits on-street parking within the Eagle Ridge Community or Subdivision, with certain limited exceptions. The North Carolina Planned Community Act (N.C.G.S. § 47F) provides that Associations may impose fines to enforce the Associations' Declarations and Covenants.

It is the goal and intention of the Board to clarify and establish the policy of the Association with regard to enforcement of the on-street parking covenant.

NOW, THEREFORE, the Board hereby RESOLVES as follows:

1. Any member of the Association who parks his or her vehicle, or allows a guest to park his or her vehicle, on any street or public right-of-way in the Community shall, after notice and a right to be heard, be subject to a fine as set forth herein.

2. Notice of an alleged violation shall be made by the managing agent, the Board of Directors, or the Parking and Streets Committee (hereinafter "the Committee"), that is charged with investigating alleged violations and periodic inspections of the streets to check for on-street parking violations. The Committee, through its agent, shall give notice to any violator, either by placing a written notice of violation on the vehicle itself, by hand-delivering a Notice of Violation, or by written letter to the owner of the offending vehicle.

3. If the alleged violation is not corrected and the offending vehicle is not moved from the streets to an off-street parking area within a reasonable amount of time, a second and/or third Notice of Violation and Right to Hearing shall be placed on the vehicle or delivered or mailed to the homeowner to which the vehicle belongs, or who the guest is visiting. The second and/or third notice shall inform the homeowner that the homeowner is subject to a fine and is entitled to a hearing and shall give a date for the hearing.

4. The Board, or an Adjudicatory Panel appointed by the Board from the residents of the Association, will conduct Due Process Hearings on an as needed basis to determine if a fine should be imposed for the violation of the Declarations and Covenants. The "Due Process Hearings" shall be conducted pursuant to N.C.G.S. § 47F-3-107 of the Planned Community Act.

5. In the event that the Board of Directors or Adjudicatory Panel determines there was in fact a violation of the prohibition against on-street parking, the Adjudicatory Panel (or Board) shall impose a fine according to the following fine schedule:

\$25.00 per vehicle, per day.

If a Notice of Violation has been served to the owner and/or placed on the vehicle and it is not removed within a reasonable time (to be established by the Board and Committee), or if it is back on the street after having been removed, a subsequent Notice of Violation may be mailed or placed on the offending vehicle. Each subsequent Notice of Violation, after the first, shall be grounds for the imposition of the \$25 per day fine. The burden of proof is on the Committee to establish by a greater weight of the evidence a violation of the parking covenant.

6. It shall be in the discretion of the Committee and/or Board or Adjudicatory Panel to determine if a vehicle or member is deliberately trying to circumvent or avoid liability hereunder, by moving the offending vehicle temporarily, only to return it to on-street parking or to exchange cars to put a different one on the street each period. If, in the Board's or Adjudicatory Panel's determination, the member has done so, a fine as set out herein may still be imposed for each day a violation occurred or existed.

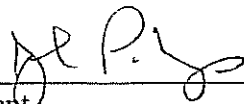
7. Fines imposed after violation and the due process hearing shall be, pursuant to N.C.G.S. § 47F-3-107.1 and § 47F-3-116, a lien on the members' property and shall be perfected by recording said lien with the County Register of Deeds.

8. If the homeowner refuses to remove the vehicle or to comply with the prohibition against on-street parking, the Board may direct that the vehicle be towed by a licensed towing company.

9. The Parking Committee shall consist of five (5) members appointed by the Board of which no two can live on the same street and no more than two can live in the

same neighborhood within Eagle Ridge. The member shall serve at the pleasure of the Board and may be removed by the Board at any time. The basic term shall be for two (2) years but that can be extended by the Board at the Board's discretion.

THIS RESOLUTION is duly enacted by a majority vote of the Board of Directors this 1 day of November, 2004.



President

Attest:



Secretary