

LOOKOUT LANDING PHASE III HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS RESOLUTION 2012-1

WHEREAS, the Board of Directors of the Lookout Landing Phase III Homeowners Association has been presented with an issue regarding Section 8.8 of the Declaration of Covenants, Conditions and Restrictions for Lookout Landing Phase III;

WHEREAS, the language of Section 8.8 of said Declaration reads as follows:

ASSESSMENT RESERVE FUND

Upon recordation of a deed to the first Unit Owner other than the Declarant of an interest in the Common Interest Community, the Unit Owner, and each subsequent Unit Owner in the Association, shall establish an assessment reserve fund with the Association. The assessment reserve fund shall equal the projected assessments to the Unit Owner for a two month period. In addition, the Unit Owner shall pay to the Association the regular monthly assessment as provided herein, the purpose being to have available at all times for the Association an assessment reserve fund equal to two (2) months of assessments.

The assessment reserve fund shall be maintained at all times just as a reserve for taxes and insurance is so maintained, and in the event of a subsequent transfer of the Unit Owner's interest in the Common Interest Community, the subsequent Purchaser shall be responsible for establishing and maintaining this reserve fund. The reserve fund must be segregated from the Association's operating account.

WHEREAS, the recordation of a deed to the first Unit Owner occurred in 2003, and the Declarant, Carr-Gottstein Properties, did not establish an assessment reserve fund with this Unit Owner or any subsequent Unit Owner in Lookout Landing Phase III; and

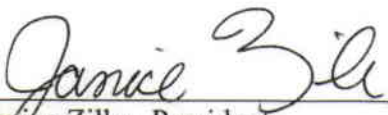
WHEREAS, the Declarant, Carr-Gottstein Properties, upon transfer of control from the Declarant to the Unit Owners on July 22, 2008, provided the Lookout Landing Phase III Homeowners Association with a payment of \$1000.00 for the purpose of funding an assessment reserve fund;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Lookout Landing Phase III Homeowners Association shall hold in reserve the \$1000.00 payment from the Declarant, Carr-Gottstein Properties, in a Savings Account, separate from the Association's operating (Checking) account.

2. This \$1000.00 payment from the Declarant, Carr-Gottstein Properties, shall be used to establish the required assessment reserve fund in lieu of payments from the individual Unit Owners in Lookout Landing Phase III.
3. This assessment reserve fund shall be maintained at all times just as a reserve for taxes and insurance. It is not refundable to Unit Owners, nor will it be spent on the operating budget.
4. Since such assessment reserve fund is adequate for the purpose intended, no further dues deposits will be required from present Unit Owners or future Purchasers of the present Unit Owners' interest in the Common Interest Community.

This Resolution was adopted by the Board of Directors of the Lookout Landing Phase III Homeowners Association this 19th day of April, 2012.



Janice Zilko, President
Lookout Landing Phase III HOA

4-19-2012
Date