

**UNANIMOUS WRITTEN CONSENT TO RESOLUTIONS
BY THE BOARD OF DIRECTORS
OF
HOMECOMING AT UNIVERSITY PARK
HOMEOWNERS' ASSOCIATION, INC.**

We, the undersigned, being all of the Directors of Homecoming at University Park Homeowners' Association, Inc. ("Association"), do hereby authorize and take the following corporate actions:

WHEREAS, Section 8.1 of the Declaration of Covenants, Conditions, and Restrictions for Homecoming at University Park recorded as Instrument #2005-010281 on April 21, 2005 in the Office of the Johnson County Recorder (the "DCCR") provides that the Board may establish reasonable rules and regulations and that such rules and regulations shall be furnished to the Members prior to their effective date; and

WHEREAS, the Board desires to establish the following rules and regulations regarding fencing and prohibited vehicles of the DCCR; and

WHEREAS, the DCCR states the following: *Section 7.23 (iv) Fencing Height. Fencing shall not exceed five (5) feet in height; provided that a decorative cap or top (lattice work or other approved decorative detail) may be installed thereon so long as the aggregate height of the entire structure shall not exceed six (6) feet.* The Board desires to more clearly define and describe the various approved decorative details which would allow a homeowner's fence to reach the aggregate height of six (6) feet; and

WHEREAS, the DCCR states the following: *Section 7.4 (b) Prohibited Vehicles. Commercial vehicles primarily used or designed for commercial purposes, tractors, busses, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers shall be parked only in enclosed garages or areas, if any, designated by the Board. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses shall not be permitted on the Real Estate except within enclosed garages. Notwithstanding the foregoing, service and delivery vehicles may be parked in the Real Estate during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot or the Common Areas. Any vehicles parked in violation of this Section or parking rules promulgated by the Board may be towed at the expense of the Owner.* The Board desires to more clearly define and describe the term "Prohibited Vehicles" as well as define what type of vehicle is not intended to be considered a Commercial Vehicle.

WHEREAS, the Board desires to provide each Member notice of adoption of rules and regulations prior to the effective date in accordance with Section 8.1 of the DCCR.

NOW, THEREFORE, the following resolutions are unanimously adopted:

RESOLVED that the Association is authorized and hereinafter directs the Board, the Property Management Company and the Development Control Committee (the "DCC") to follow and utilize the following detailed fencing descriptions when reviewing any improvement request for fencing.

Fencing Height: A fence with any of the described decorative details below will be allowed to be six (6) feet in height at its highest point, excluding post caps.

- a. a concave arch slope in the middle of a fence panel where the outer height of the fence does not exceed 6' in height (cape cod)
- b. a convex arch slope in the middle of a fence panel where the middle height of the fence does not exceed 6' in height (scallop Victorian)
- c. a decorative detail saw cut into the top of the individual 1" x 4" or 1" x 6" fence boards to create a more pleasing appearance of the fence, such as: dog-eared clips, pointed picket style boards, gothic style pickets or any other detail acceptable at the sole determination of the Board. Note: a 2"-3" wide pointed "stockade" style fence is not deemed an acceptable fencing style per this description.
- d. horizontal trim boards across the top of the fence (with cap if needed); the horizontal trim board for this style of fence must be uniform on both the interior and exterior view of the fence.
- e. a lattice style top
- f. any fencing, not within the above-mentioned approved decorative detail fencing styles, which may be considered decorative by the DCC Committee and/or Owner (outside of stockade style fencing) and meets the aggregate height of six (6) foot; may be presented to the Board of Directors for review to determine if the specific fence is approved or denied.

RESOLVED that the Association is authorized and hereinafter directs the Board, the Property Management Company and Development Control Committee (the "DCC") to follow and utilize the following detailed prohibited vehicles descriptions when reviewing any complaints regarding prohibited vehicles.

Commercial Vehicle: A commercial vehicle as it pertains to the prohibited vehicles will be further defined as:


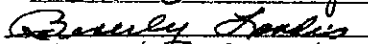
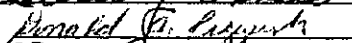
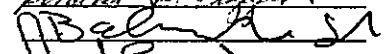

a. a vehicle in excess of ¾ ton which may or may not have commercial writing on their exteriors

b. Furthermore, Section 7.4 (b) Prohibited Vehicles is not intended to prohibit parking of “residential vehicles” (as defined by the Board) with company or corporate names, logos, information, etc... Residential vehicles are defined as a car, truck or van that is similar in size to normal passenger vehicles and other then simple modifications such as ladder racks or solid side panels on the vehicles would typically fit in the garage of a home.

RESOLVED that the Board shall provide notice of the adoption of the foregoing rules and regulations to each Member by personally delivering a document titled “NOTICE OF ADOPTION OF RULES AND REGULATIONS BY HOMEOWNERS ASSOCIATION” to each Member. Notice may be left at a Member’s residence if the Member is not home at the time of delivery.

RESOLVED that the effective date for the foregoing rules and regulations shall be June 1, 2011.

This written authorization shall be filed with the Association for insertion in the corporate minute book.

Name	Signature	Date
Chanchal Singh		05/06/2011
Bev Landis		05/06/2011
Don Piggush		05/06/2011
Balwinder Singh		05/06/2011
Fred Leimberger		05/06/2011