

Capitol City Golf Club Estates Association

Board Resolution Re:

ACC STANDARDS AND RULES APPLICABLE TO THE MAINTENANCE AND PROVISION OF DRIVEWAYS

DATE ADOPTED: April 16, 2020

DATE EFFECTIVE: August 1, 2020

At a regular or special meeting of the Board of Trustees ("Board") of the Capitol City Golf Club Estates HOA ("Association") held on the 16th day of April, 2020 at the address of: 8617 Martin Way East, Lacey, WA 98516 at the time of 6:00PM, the Board states as follows:

WHEREAS, a meeting of the Board was convened at the time, date and location set out above.

WHEREAS, The Association Secretary, by signing below, attests that the Board members were provided the notice of the meeting per Bylaws Article V (or by their attendance waived notice), and that a quorum was present either in person or by telephone conference.

WHEREAS, the Association is organized to provide community services to the area, consistent with, and including those listed, in the recorded covenants for Capitol City Golf Club Estates. to fulfill this purpose, the Association is empowered to exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Third Amended Declaration of Covenants, Conditions and Restrictions of Capitol City Golf Club Estates, recorded at Thurston County Auditors' No. 3795417 ("Declaration"), the Association's Bylaws ("Bylaws"), and its Articles of Incorporation ("Articles"), as well as the Homeowners Association Act (RCW 64.38, et seq., "HOA Act") and Nonprofit Corporations Act (RCW 24.03, et seq., "Nonprofit Act")

WHEREAS, the HOA Act states that: "[u]nless otherwise provided in the governing documents, an association may... adopt and amend bylaws, rules, and regulations." RCW 64.38.020(1). The Association's Bylaws state that the Board has

the power to “make such action and establish such rules and procedures as they deem necessary to carry out their duties and accomplish the purpose of the Association.” Bylaws, Article IV, Section 6 (d).

WHEREAS, the Declaration states that the Board may, from time to time, “promulgate architectural standards to be administered through it’s Architectural Control Committee (ACC).” Declaration, Article, Article 2, Section 1.

WHEREAS, Declaration Article 2, Section C, is pertinent part, that no new structure, driveway, parking area, fence or wall and no existing structure, driveway, parking area, fence or wall, shall be repaired or remodeled on any lot until the construction plans, specifications, materials, and a plat plan showing the location of the structure, driveway, parking area, fence or wall have been submitted to and approved by the ACC.

WHEREAS, Bylaws Article IV, Section 6 (d) allows the Board to make and establish such rules and procedures as necessary to carry out the duties and accomplish the purposes of the Association.

WHEREAS, Article 3, Section A (4) of the Declaration designates as a nuisance anything that “detracts from the overall attractive appearance of the Estates”. The Board believes adopting and enforcing consistent ACC construction standards and use rules concerning driveways on lots will help ensure that such areas do not diminish the overall attractive appearance of the Estates.

NOW THEREFORE, BE IT RESOVED that the attached “**ACC STANDARDS APPLICABLE TO DRIVEWAYS**” are hereby adopted by the Board, and may be numbered and incorporated into the existing Association Rules and Regulations, or may exist as a stand-alone addendum to the Rules, as the Secretary sees fit, and shall be distributed to Association members by mail, and shall become effective as set forth on the Effective Date listed at the top of this Resolution, which date shall not be less than 30 days after the rules are distributed to owners.

ACC STANDARDS APPLICABLE TO DRIVEWAYS

The following rules shall constitute ACC standards applicable to existing driveways, their maintenance and replacements on lots at CCGCE.

1) APPLICATION Owners must apply for ACC approval for constructing or replacing all driveways on their lots.

2) MAINTENANCE

- No driveway cracks shall display growth of grass or weeds.
- Owners must keep their driveways reasonably free of discoloration from dark residue and moss.
- Owners shall repair cracks in the driveway by patching or caulking those cracks.
- Shall Owner notice a buckle in the driveway Owner shall repair driveway to provide smooth continuous surface.
- Owners shall repair expansion joints of their driveways so as not to deteriorate or be completely absent.
- Owners driveways shall be made of an material such as concrete or asphalt.

3) REPLACEMENT

- If the Board makes a determination, based upon the Maintenance Standards, above, that a driveway is in need of replacement it recognizes that a new one can be a costly and sometimes a seasonal undertaking. The Board has shown flexibility and reason in working with homeowners in the provision of new replacement driveways.

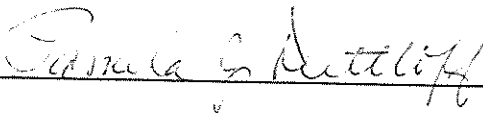
Dated this 16th day of April 2020

CAPITOL CITY GOLF CLUB ASSOCIATION

By:  (signature)

LARRY DITTLOFF (print name)
Its President

ATTEST: The above resolution was properly adopted

By:  (signature)

Pamela J. Dittloff (print name)
Its Secretary
