

**Lakeside at Ballentine Homeowners' Association
Board Resolution for a Book Exchange Box**

Whereas, [REDACTED] has requested permission to install a Book Exchange Box on the Common Area of Lakeside at Ballentine (LAB); and

Whereas, the LAB Homeowners' Association (HOA) Board of Directors wishes to promote the Book Exchange Box idea for the general welfare of the community, therefore;

The Board of Directors for LAB HOA hereby gives permission to [REDACTED] for such Book Exchange Box installation, at a location to be determined, under all of the following conditions.

Conditions:

1. This permission is not to be considered a precedent for any other similar requests, which shall each be considered on their own merit; and
2. This permission may be revoked, without cause, at any time, by the LAB HOA Board of Directors; and
3. If this permission is revoked by the Board of Directors, then [REDACTED] shall, upon notification, and within ten (10) days, remove all evidence of the structure and restore the area to its original condition, as found when the installation was begun; and
4. [REDACTED] shall:
 - 4.1. maintain the Book Exchange Box in a good state of repair, ensure it does not present any safety hazards, ensure that its appearance is neat and presentable by the community standards, and ensure that content remains family-friendly at all times; and
 - 4.2. notify the LAB HOA Board of Directors immediately when he/she is no longer willing to comply with these conditions; and
 - 4.3. not charge any fees of users and not be compensated by the HOA or the users of the Book Exchange Box for the management of the box; and
 - 4.4. inspect the Structure and surrounding area, for safety hazards and cleanliness at least once every week, including removal of any overflow of donated reading material; and
 - 4.5. post, and maintain in perpetually legible condition, a placard on the front of the unit that displays, in a minimum 9 point font the following language:

This "Book Exchange" (or optionally, Little Free Library®) and all of it's contents are the property of
[REDACTED]

Although this unit is situated on Common Area, with the express written permission of the HOA, the owner is responsible for maintenance of this Structure and all of its content, as well as the safety and cleanliness of its surrounding area.

If there are any issues with this unit, please direct them to the owner listed above. The written permission for this use of the Common Area includes the requirement that the Book Exchange owner ensures a safe and clean environment and family-friendly content.

Lakeside at Ballentine Homeowners' Association is NOT an owner of this unit and is not responsible for problems associated with it, but the Board of Directors supports this use of Common Area.

If your concerns are not being addressed by the owner, then notify the HOA. The HOA may revoke this permission at any time, if the Board of Directors determines that it is not being managed responsibly.

Resolved by the Lakeside at Ballentine Homeowners' Association Board of Directors this 19 day of December, 2022. By executing below, I, the duly authorized representative of the Board, do acknowledge that at least a majority of the members of the Board of Directors have voted to adopt this resolution.



Jill Wilson (President, Lakeside at Ballentine Homeowners' Association)