

## **Lakeside at Ballentine Homeowners' Association Driveway Committee Resolution**

This Board Resolution provides guidance to future Boards of Directors of the Lakeside at Ballentine (hereinafter "LAB") Homeowners' Association (hereinafter "Association") by documenting the Board's decision to empower a "Driveway Committee."

### W I T N E S S E T H

WHEREAS, Particular responsibilities and easements for a stretch of pavement passing over and through Lots 2 through 7 of Phase One of LAB, (the "Driveway"), are assigned by the "Amendment to Declaration of Covenants, Restrictions and Easements for Lakeside At Ballentine" executed on May 6, 2002, as recorded with Richland County Register of Deeds in Book 659 at page 2026 (the "Amendment"); and

WHEREAS, The Amendment defines "Benefitted Owners" as the Owners of Lots 2 through 7 of Phase One; and

WHEREAS, Paragraph 3 of the Amendment gives the Board the option to, in its discretion, "delegate the function of providing for administration of the Driveway, including adopting a budget with respect thereto, to a committee comprised of three or more Benefitted Owners."; and

WHEREAS, Some Benefitted Owners have advised the Board of their desire to form a "Driveway Committee" for the purpose of providing for the administration of the Driveway; and

WHEREAS, The Board and more than three Benefitted Owners desire to establish a Driveway Committee of the Board and delegate the administration of the Driveway to this Committee;

NOW, THEREFORE, BE IT RESOLVED: The Board of Directors does hereby establish a Driveway Committee of the Board and delegates to the Driveway Committee the administration of the Driveway, including adopting a budget with respect thereto. Only a Benefitted Owner may be a member of the Driveway Committee and any person who ceases to be a Benefitted Owner shall immediately cease to be a member. Any Benefitted Owner who is in good standing with the Association shall not be denied a position on this Driveway Committee. The Driveway Committee shall consist of no less than three Benefitted Owners and the Committee shall cease to exist when the number of members is less than three. In any deadlocked decision of the Driveway Committee the Board of Directors agrees to provide a tie-breaking vote.

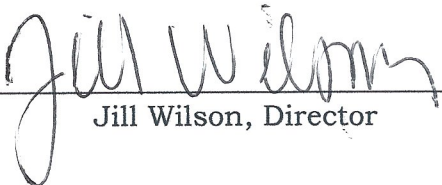
The functions of administration of the Driveway shall include, but not be limited to, determination of Driveway maintenance requirements and schedules, selection of contractors to perform work on the Driveway, monitoring any Driveway contractor's performance, authorizing the Association to pay an invoice for completed work, determination of Assessment amounts to meet present and future needs of the Driveway budget, including accumulation of adequate reserve funds to pay for future maintenance.

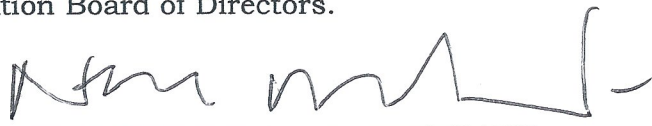
The Driveway Committee shall not be authorized to enter into or make any agreement for Driveway work, but shall instead provide proposals for such agreements to the Board of Directors for execution. Only the President or Treasurer of the Board shall have the authority to execute any contract or payment for work on the Driveway.


Contracts, except an automatically renewing comprehensive annual maintenance agreement, shall not be authorized for any Driveway work until sufficient monies to pay for the work have been collected through Driveway Assessments or are otherwise maintained in the reserve funds for Driveway administration. Provided that adequate funds exist in the Driveway budget, the Board and its officers shall execute any contracts and pay any approved invoices submitted by the Driveway Committee which fall under the scope of the administration of the Driveway.


The Board of Directors shall provide a detailed accounting of the Driveway funds collected, earned, spent and transferred in the preceding twelve months, along with the remaining balances in both operating and reserve Driveway funds before August 15th of each calendar year. The Driveway Committee shall submit a Driveway budget plan to the Board of Directors, including the costs of maintenance work expected to be required over the next five (5) years and the amounts and dates of all projected Driveway Assessments, before September 15th of each calendar year.

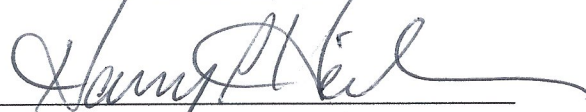
This Resolution is hereby made this 22<sup>nd</sup> day of August, 2022, by the Lakeside at Ballentine Homeowners' Association Board of Directors.

  
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Jill Wilson, Director

  
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Neil Richards, Director

  
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Kevin Lantz, Director

  
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Stephen Miller, Director

  
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Harry Heilmann, Director