

Cambridge Crossings Homeowner Association, Inc.
Board of Directors

At the regular monthly Workshop Meeting held on September 19, 2019, the Board of Directors adopted the following resolution:

WHEREAS, Article VII, Section 7.2(a) of the Bylaws of Cambridge Crossings Homeowner Association, Inc. ("Cambridge Crossings") ("Bylaws") assigns the Board of Directors ("Board") the power to adopt and publish rules and regulations; and

WHEREAS, Article VII, Section 7.2(j) of the Bylaws of Cambridge Crossings assigns the Board the fiduciary duty to direct and supervise the affairs of the Association and requires the Association to fulfill all of its obligations and duties set forth in the Declaration; and

WHEREAS, Article VI, Section 6.9 allows the Board to designate an Architectural Committee;

NOW, THEREFORE, IT IS:

RESOLVED, the Board, in working with the Architectural Committee, has adopted rules for allowing awnings to be installed on homeowner units, such rules attached hereto as Exhibit A.

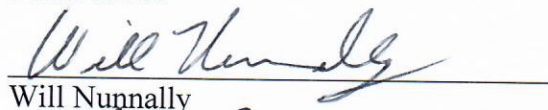
RESOLVED, the Board amends and restates the Architectural Standards, Implementation Guidelines and Rules and Regulations for Cambridge Crossings Homeowner Association, Inc. effective September 19, 2019.

Dated: September 19, 2019.

DIRECTORS:



Don Feather



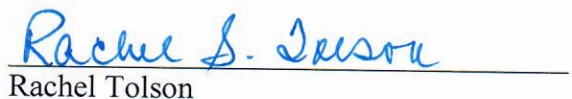
Will Nunnally



Vinny Petta



David Tester



Rachel Tolson

Cambridge Crossing Homeowners' Association
Architectural Review Committee

AWNING

For purposes of the CC/HOA, an Awning is defined as follows:

A device or structure attached solely to the rear wall of a house, with no supporting posts, walls, or anything connecting directly to the ground. The purpose of the Awning shall be to provide shade from the sun. The Awning is expressly not to create or define a "room" or distinct space at or on a patio, and shall not have any type of wall or side structure like a tent.

The Awning shall be mounted exclusively on the homeowner's unit, and shall not impinge on any neighboring structure or unit. Homeowner shall be responsible for any damage to the unit, caused by the attachment of the Awning to the unit.

The Awning shall have a 6' buffer between the awning itself and the property line. This will allow no blockage of sunlight for any neighbor in the morning or evening hours (the "spill-over problem" times). Note: this effectively creates a 12' spacing between neighboring awnings. Awning shall be no larger than the patio.

The Awning shall provide the same function as a sun umbrella. While this is the primary purpose/function, the Awning will also provide secondary benefits in terms of safety (protection from unhealthy sun rays) and energy conservation (lessening the amount of air conditioning required).

The Awning shall have an electronic motor for opening and closing, and shall have a wind sensor operating with the motor unit in case of emergency. The Awning shall be retracted and stored at night, and shall be retracted and stored prior to the arrival of any named storm.

The homeowner shall be responsible for all maintenance of the Awning.

The SunSetter brand XL Motorized shall be the approved equipment. The SunSetter system is available through SunSetter, or alternatively through Costco.

The color must be solid Natural Linen, and the material of the Awning shall be Woven Acrylic

Installation of an awning shall require an approved ARC Application like any other modification to the outside of the unit.

09/19/2019

Cambridge Crossings Homeowner Association, Inc.
Board of Directors

At the regular monthly Workshop Meeting held on December 18, 2019, the Board of Directors adopted the following resolution:

WHEREAS, Article VII, Section 7.2(a) of the Bylaws of Cambridge Crossings Homeowner Association, Inc. ("Cambridge Crossings") ("Bylaws") assigns the Board of Directors ("Board") the power to adopt and publish rules and regulations; and

WHEREAS, Article VII, Section 7.2(j) of the Bylaws of Cambridge Crossings assigns the Board the fiduciary duty to direct and supervise the affairs of the Association and requires the Association to fulfill all of its obligations and duties set forth in the Declaration; and

WHEREAS, Article VI, Section 6.9 allows the Board to designate an Architectural Committee;

NOW, THEREFORE, IT IS:

RESOLVED, the Board has adopted the following language with regard to personal plantings:

Personal Plantings - All personal plantings must be kept within mulched beds and are done under the understanding that they may potentially be harmed during routine landscape maintenance/treatments. You may request via LRES, the landscaper not treat areas near your personal plantings. However, this cannot be guaranteed, as the community landscape contract does not allow for individualized care. The Association, nor the landscape vendor, will be responsible for personal plants that are damaged due to the routine landscape maintenance/treatments.

RESOLVED, the Board amends and restates the Architectural Standards, Implementation Guidelines and Rules and Regulations for Cambridge Crossings Homeowner Association, Inc. effective December 18, 2019.

Dated: December 18, 2019.

DIRECTORS:




Don Feather



David Tester



Will Nunnally



Rachel Tolson



Vinny Petta

Cambridge Crossings Homeowner Association, Inc.
Board of Directors

At the regular monthly Workshop Meeting held on November 21, 2019, the Board of Directors adopted the following resolution:

WHEREAS, Article VII, Section 7.2(a) of the Bylaws of Cambridge Crossings Homeowner Association, Inc. ("Cambridge Crossings") ("Bylaws") assigns the Board of Directors ("Board") the power to adopt and publish rules and regulations; and

WHEREAS, Article VII, Section 7.2(j) of the Bylaws of Cambridge Crossings assigns the Board the fiduciary duty to direct and supervise the affairs of the Association and requires the Association to fulfill all of its obligations and duties set forth in the Declaration;

NOW, THEREFORE, IT IS:

RESOLVED, the Board has adopted the following language with regard to Sod Installation and Maintenance:

No Homeowner will be permitted to install sod other than sod approved by the Board. All turf be maintained in accordance with the current landscaping contract to maintain continuity of the community.

RESOLVED, the Board amends and restates the Architectural Standards, Implementation Guidelines and Rules and Regulations for Cambridge Crossings Homeowner Association, Inc. effective November 21, 2019.

Dated: November 21, 2019.

DIRECTORS:



Don Feather




Will Nunnally



Vinny Petta



David Tester



Rachel Tolson

Cambridge Crossings Homeowner Association, Inc.
Board of Directors

At the regular monthly Workshop Meeting held on February 28, 2019, the Board of Directors unanimously adopted the following resolution:

WHEREAS, Article VII, Section 7.2(c)(j) of the Bylaws of Cambridge Crossings Homeowner Association, Inc. ("Cambridge Crossings") ("Bylaws") assigns the Board of Directors ("Board") the fiduciary duty to direct and supervise the affairs of the Association and requires the Association to fulfill all of its obligations and duties set forth in the Declaration; and

WHEREAS, Article IV Section 3(f) of the Declaration of Covenants, Conditions and Restrictions for Cambridge Crossings ("Covenants") assigns the Board of Directors the right to transfer all or any part of the Common Properties, subject to conditions as may be agreed to by a two-thirds (2/3) vote of the membership, although North Carolina General Statutes Section 47F-3-112 requires a minimum of eighty percent (80%) membership approval for the transfer to be legally valid in all respects; and

WHEREAS, an Offer to Purchase ("Offer to Purchase") Parcel #236DJ00105 ("Parcel") in Brunswick County, a 0.14-acre triangle of land owned by Cambridge Crossings, was received from Gregory K. Hedrick of Hedrick Rentals ("Hedrick") on February 22, 2019 for \$5,000.00, with Hedrick paying all closing costs; and

WHEREAS, after consulting with Raymond DiGuiseppe of The DiGuiseppe Law Firm, P.C., an amended Offer to Purchase was proposed to Hedrick and such amended Offer to Purchase along with a \$500.00 earnest money check was received and agreed upon on February 25, 2019;

NOW, THEREFORE, IT IS:

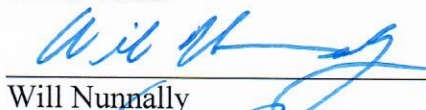
RESOLVED, the Board has determined that it is in the best interest of Cambridge Crossings to sell Parcel to Hedrick for \$5,000.00 and will begin the written notice to the Membership of Cambridge Crossings of the Offer to Purchase and the need for an eighty percent (80%) vote.

Dated: February 28, 2019

DIRECTORS:



David Tester



Will Nunnally



Vinny Petta



Don Feather



Rachel Tolson

Cambridge Crossings Homeowners' Association
Board of Directors
February 12, 2019

At the special called Workshop Meeting held on February 12, 2019, the Board of Directors unanimously adopted the following resolution:

RESOLVED, at the first Board of Directors meeting immediately following Annual Meeting, the officers for the Homeowners' Association for the upcoming year will be elected and qualified.

Dated: February 12, 2019

DIRECTORS:



David Tester



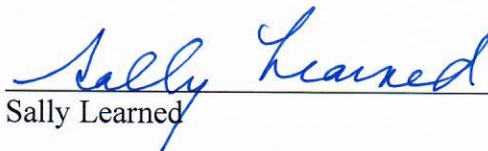
Don Feather



Will Nunnally



Rachel Tolson



Sally Learned

Cambridge Crossings Homeowners' Association Workshop
Board of Directors
November 15, 2018


At the regularly held Monthly Workshop Meeting held on November 15, 2018, the Board of Directors unanimously adopted the following resolution:

RESOLVED, Effective immediately, any homeowner whose monthly dues are deemed to be late or in arrears, or does not pay the entire amount due, will incur a \$25.00 per month late fee. In accordance with the Bylaws for Cambridge Crossings Homeowner Association, Inc., Article III – Membership – Section 3.2, the Board of Directors may suspend a Member's voting rights and/or his rights (including his family's, guests', etc. to use the recreation facilities during any period in which payment is in default.


Additionally, any late fees will be assessed a 18% per annum interest fee. Any dues deemed past due for three (3) months will be subject to legal action, the cost of which will be assessed to the homeowner. (See Bylaws Article VII, 7.2(c)(3). See also North Carolina General Statutes Section 47F-3-107.1

Dated: November 15, 2018

Directors:



David Tester



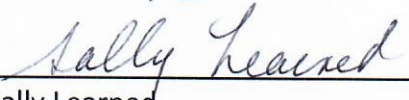
Don Feather



Rachel Tolson



Will Nunnally



Sally Learned