

**RESOLUTION OF THE BOARD OF DIRECTORS OF
STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.**

UPDATED TRAFFIC RULES AND REGULATIONS (AS OF FEB __ 2019)

WHEREAS, the governing documents of Stonebrooke Commons Homeowners Association, Inc. include the Declaration of Covenants, Restrictions and Easements for Stonebrooke Commons ("Declaration"), the Bylaws of Stonebrooke Commons Homeowners Association, Inc. ("Bylaws"), and the rules and regulations of Stonebrooke Commons Homeowners Association, Inc. ("Rules and Regulations");

WHEREAS, Article III, Section 2 of the Declaration authorizes the Board of Directors to promulgate reasonable rules and regulations regarding the use of the Common Areas and Limited Common Areas. Additionally, Article IV, Section 4.12(f) of the Bylaws authorizes the Board of Directors to make and amend rules and regulations and impose sanctions for violation thereof, including reasonable monetary fines;

WHEREAS, the streets within the community are private and constitute Common Areas;

WHEREAS, the Property so submitted to the Declaration is such land and property identified and shown on the Final Plat for Stonebrooke Commons Unit 1, Section 1 recorded in Plat Book 75, Pages 150-153, Forsyth County, Georgia records, as well as that land and property identified on the Final Plat of Stonebrooke Commons, Unit 2, Section 2, recorded in Plat Book 82, Pages 108-112, Forsyth County, Georgia records, less and except any portions thereof dedicated to Forsyth County, Georgia ("Property");

WHEREAS, the Board of Directors previously adopted traffic rules and regulations in 2008, and a copy of said Resolution is attached hereto as Exhibit "A";

WHEREAS, the Board of Directors wishes to update and amend those traffic rules and regulations; and

NOW, THEREFORE, the Board of Directors of Stonebrooke Commons Homeowners Association, Inc., hereby sets forth and adopts the following updated and amended policies, rules and regulations regarding the use of vehicles on the streets within the community and the sanctions for violations thereof:

1.

Rules and Regulations

- 1.1 "Vehicles" shall mean and include, without limitation, automobiles, trucks, boats, trailers, motorcycles, campers, vans, and recreational vehicles.

- 1.2 Each owner and/or occupant, and the guests, family members, licensees, and invitees of such owner and/or occupant, must obey all traffic signs posted within the community. Vehicles must come to a complete stop at all stop signs posted within the community.
- 1.3 No owner and/or occupant, or guests, family members, licensees, and invitees of such owner and/or occupant, may park a vehicle on the street. For the purposes hereof, a vehicle is considered parked if it remains in one location more than one (1) hour; provided, however, no vehicle may be left unattended on the street for any amount of time within ten (10) feet of any intersection or in front of a mailbox within the community or such that the vehicle blocks in any way a driveway.
- 1.4 Passing of moving vehicles is prohibited.
- 1.5 The following vehicles are not permitted to be parked within the Property: commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats, or other watercraft, or other oversized vehicles, stored vehicles or unlicensed or inoperable vehicles. The exception is for emergency vehicle repairs or commercial vehicles which are temporarily parked for the purpose of servicing a Lot or the Property. For purposes of these rules, and in accordance with the Declaration, "commercial vehicle" is defined as any type of vehicle with advertising or lettering.

2.

Sanctions

In accordance with the governing documents of the Association, the Board is authorized to impose sanctions, including monetary fines, for violation of the Association's Rules and Regulations. The Board has adopted the following sanctions and fining schedule for violations of these Traffic Rules and Regulations:

2.1 Posted Traffic Signs – Failure to come to a complete stop

Per Occurrence/Violation: \$25.00 fine

2.2 Parking Violations:

Per Occurrence/Violation: \$25.00 fine and subject to towing

2.3 Passing Moving Vehicles:

Per Occurrence/Violation: \$25.00 fine

The Board is additionally authorized to implement fines in lesser or greater amounts as determined from time to time by the Board depending on the situation and severity of a violation.

In order to impose a fine, the Board shall send a written notice to the violating owner setting forth the nature of the violation and the fine imposed. The fine shall become effective upon the sending of such notice. Owners shall be responsible for his or her guests, family members, licensees, or invitees. The Board is authorized to impose the above sanctions against an owner for any violation of these Traffic Rules and Regulations by an owner's guests, family members, licensees, or invitees. In addition, the Board, or authorized agent of the Board, may issue a ticket to the violator in lieu of sending the above written notice. The ticket shall set forth the nature of the violation and the fine imposed. A copy of the ticket will also be retained by the Board.

The violator or owner may request a hearing before the Board within ten (10) days from the date of the notice or ticket to contest the violation or the fine or to request reconsideration of the fine. Such requests must be in writing and received by the Board within such ten (10) day period. If a hearing is requested, the Board shall set the date and time of the hearing, which shall be held in executive session of a Board meeting. The violator or owner may present any evidence, witnesses or statements at the hearing. The minutes of the meeting shall contain a written statement of the results of the hearing. The Board may establish rules of conduct for such hearing, which may include limits on time and on the number of participants who may be present at one time. Failure to request a timely hearing as provided herein shall result in loss of the right to challenge and request reconsideration of the fines.

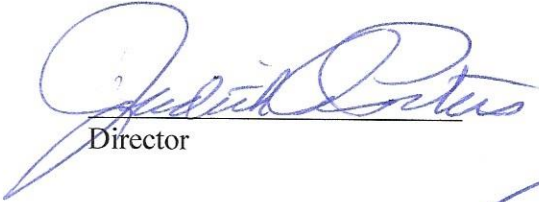
Vehicles parked on any portion of the Common Areas in violation of these Traffic Rules and Regulations may be towed. Before an unauthorized vehicle is towed, the Board of Directors shall caused a notice to be placed on the unauthorized vehicle stating: (a) the nature of the violation; (b) the name and telephone number of a person to contact regarding the violation; and (c) the vehicle will be towed after twenty-four (24) hours. If an unauthorized vehicle is not removed from the community within twenty-four (24) hours after such notice is placed on the vehicle, the vehicle may be towed. If, after such notice has been placed on the vehicle and the vehicle has been removed, the vehicle is again parked on any portion of the Common Areas in violation of these Traffic Rules and Regulations for any period of time within six (6) months of the date of such notice, the vehicle may be towed in accordance with the notice without further notice to the owner of the vehicle.

The Board is authorized to hire personnel and designate the authority to such individuals the necessary power to implement these Traffic Rules and Regulations. Such personnel and the Board may use radar or other similar devices to detect the speed of moving vehicles.

This Resolution and the policies, rules and regulations contained herein shall be effective upon adoption by the Board of Directors and the mailing or delivering of a copy of this Resolution to the owners at Stonebrooke Commons.

RESOLVED AND ADOPTED by the Board of Directors of Stonebrooke Commons Homeowners Association, Inc., this 18 day of February, 2019.

STONEBROOKE COMMONS HOMEOWNERS ASSOCIATION, INC.


Director


Director


Director