

POLICY RESOLUTION PERTAINING TO  
WILLOWWOOD DRIVEWAYS

It is necessary to make clear to Willowwood homeowners and residents the necessity for not routinely parking on the asphalt driveways. It is also necessary to make clear the consequences of not abiding by the Timberlake Rules which prohibit routine parking on the asphalt driveways.

When Willowwood was engineered, each unit was built with a 2-car garage to enable vehicles to be parked in garages or on the city streets, and not on the asphalt driveways where ingress and egress can be made difficult for others and where damages to the asphalt by oil and gas can easily be sustained. New purchasers from the builders were required to sign a document which stipulated that parking on the driveways was prohibited. Signs were erected and certified letters were sent establishing the parking rules. Towing was instigated for violators, but this was found to be unacceptable, and then legally impossible, because the signs disappeared. Periodic letters have been mailed to all homeowners and residents in past years; articles have been included in the TIMBERLINES; individual letters have been sent to those who park on the asphalt causing ingress and egress problems and asphalt damage. Repairs have been made to the asphalt and those responsible for damages have been billed.

Article IV, Section 3, Paragraph B of the Declaration of Covenants, Conditions and Restrictions states: "Damage or Restriction of Common Areas by Owners. In the event any Common Area is damaged or destroyed through the intentional or negligent act of an Owner or any person for whom he is legally responsible, such Owner does hereby authorize the Association to repair said damaged area, and the Association shall so repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association, in the discretion of the Association. The amount necessary for such repairs shall be paid by said Owner, upon demand, to the Association and the Association may enforce collection of same in the same manner and subject to the same conditions as provided elsewhere in this Declaration for collection and enforcement of assessments."

Therefore, on October 18, 1989, the Board of Directors reaffirms the established policy for Willowwood Driveways, including the following points:

1. Routine parking on the asphalt is prohibited except where designated as parking areas by striping or on short driveways which allow access to only one garage where ingress and egress are not obstructed by parking on such driveways. Those excepted driveways are as follows:

841 & 842 and 843 & 844 Gadwall Court and  
4213 & 4214, 4215 & 4216, 4217 & 4218, 4219 & 4220, 4221 & 4222,  
4301 & 4302, 4327 & 4328 and 4329 & 4330 Gadwall Place

2. Repairs to the asphalt are made, as recommended, by professional asphalt companies during inspections as needed.

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3. Those who routinely park on the asphalt accept the responsibility for the cost of repairs to the asphalt.

4. Those homeowners who do not pay for billed repairs shall be turned over to a collection agency for collection efforts and, when deemed necessary, liens shall be placed against such owners' properties.

5. All vehicles parking on the asphalt areas must be currently licensed and must display current state inspection stickers and current city stickers (where applicable).

Approved by unanimous vote of the Board of Directors on October 18, 1989 by the following Board Members:

J. Michael Kivett, President; Robert Bennett, Vice President;  
Kemberly Arthur, Secretary; Donald Marsh, Treasurer; David Baker;  
Deborah Blotkamp; Diane Johnson; Donald Jones and Steven Judas.

## WILLOWWOOD FENCE POLICY RESOLUTION

Because all areas in Willowwood are common area, it is important to establish clearly what is and is not acceptable in regard to improvements or alterations to these areas.

February 29, 1980 a policy resolution was adopted by the Board of Directors which set guidelines for the planting of vegetation and the construction of driveway and sidewalk edging on common area. An unwritten policy has been to discourage the placement of any type of fencing because it is felt that this encourages territorialism, restricts access of homeowner to the common areas, and makes the maintenance of the common areas more time-consuming and thus more costly.

Article IV, Section 3 Permitted Uses and Restrictions - Common Areas.  
Paragraph A Maintenance by Association., (5) of the Declaration of Covenants, Conditions and Restrictions states:

"The Association may, at any time, as to any Common Area...do all such other and further acts which the Board of Directors deems necessary to preserve and protect the property and the beauty thereof, in accordance with the general purposes specified in this Declaration."

Therefore, effective December 17, 1986 a policy shall be established which prohibits fencing of any type other than that which the Association provides written approval or that which the Association deems appropriate to install.

## POLICY RESOLUTION PERTAINING TO WILLOWWOOD SIGN

A problem exists in the Willowwood section of Timberlake because homeowners who live in some units are not able to post, near their unit, "For Sale" and "For Rent" signs which are visible from a main thoroughfare. Neighboring homeowners often object when a sign is placed on the common area near their units because potential buyers are sometimes confused and approach the wrong door.

In the past, the Timberlake policy has been to allow one sign per unit for any sale or rental purpose.

Article IV, Section 3, paragraph A, article (4) notes that "the Association may, at any time, as to any Common Area...place and maintain upon any such area such signs as the Board of Directors may deem appropriate for the proper identification, use and regulation thereof".

Therefore, effective February 11, 1987 the regulations for sign placement on the common areas of Willowwood shall be that:

- (a) All unit owners may post one standard "For Sale" or "For Rent" sign on common area at each unit.
- (b) Unit owners whose sign would not be readily visible from a main thoroughfare curb may have a second sign. This sign must give the address of the unit for sale or rent.