

**Northshore Lake Villas Neighborhood Association, Inc.
Amendment to Rules and Regulations Establishing an
Owner's Responsibility Policy**

Policy Resolution 2019-2

WHEREAS, Section 7 of the Bylaws of Northshore Lake Villas Neighborhood Association, Inc. (the "Association") provide that the Board of Directors of the Association shall have power to adopt and amend rules and regulations concerning the details of the operation and use of the Property and the Lots; and,

WHEREAS, there is a need to adopt Rules and Regulations establishing a policy setting forth an Owner's Responsibility Program to reduce rule and regulation violations by Owners and their tenants and to protect the Property and the Lots from damage during an Owner's extended time away, and

WHEREAS, this Policy Resolution shall replace Section 31, "Owner's Responsibility" of the Rules and Regulations.

WHEREAS, it is the intent that this policy be applicable to all owners and shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors.

NOW, THEREFORE, the Board of Directors adopts the following Rules and Regulations for the Association, which shall be binding upon all Owners and their family members, tenants, occupants, successors, heirs and assigns who currently or in the future may possess any sort of property interest in a Lot, and which shall supersede any current restrictions of record or previously adopted Rules /and or Regulations on the same subject matter.

OWNER'S RESPONSIBILITY

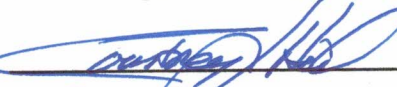
Each Owner is responsible for informing their Family, tenants and guests of all current rules and regulations of the Association. Each person occupying a dwelling unit must comply with and observe all rules and regulations at all times. Failure of an Owner to notify his tenants and guests does not limit or preclude the Board from requiring compliance from, enforcing the rules and regulations against, the Owner, or requiring the Owner to remedy any violations of the rules and regulations. Each Owner whose tenant or guest violates the rules and regulations may be penalized as if the Owner himself had violated the rules and regulations.

In addition to the foregoing, each Owner shall, if vacant from their residence for a time exceeding two weeks, be responsible for the protection of their residence during the time of their absence by forwarding mail, obtaining

pest control, shutting off the water supply to the residence, maintaining the air conditioning in a manner to avoid the growth of mold, and otherwise maintain and protect the property, or shall engage a home watch company to monitor or perform same.

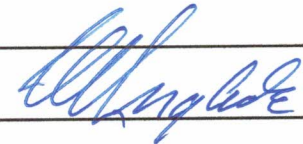
EFFECTIVE DATE

The effective date of this Amendment to the Rules and Regulations shall be this 30th day of July, 2019. These Rules and Regulations shall supersede and replace any prior Rules and Regulations regarding the same subject matter.

By: 
COURTNEY J HILL, President

CERTIFICATION OF PUBLICATION OF ADOPTED RESOLUTION 2019-1

I, JAMES LONGLAJE, Secretary, certify that the foregoing proposed Policy Resolution was published and mailed pursuant to Section 7 of the Bylaws of the Association to all of the Owners this ___ day of _____, 2019

, Secretary