



RESOLUTION OF THE BOARD OF DIRECTORS OF
LANIER LAKES HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Article V § 2 of the Declaration of Protective Covenants for Lanier Lakes Subdivision (the "Covenants") states that "Each Owner shall maintain or cause to be maintained in a safe, clean, and attractive condition all property subject to this Declaration which is owned directly or indirectly by such Owner in a manner consistent with the Community-Wide Standard and this Declaration."

WHEREAS, Article V § 2 of the Covenants further states that the Board has the discretion to determine whether an Owner has violated these obligations. Furthermore, Article III § (C)(1)(h) of the Amended Bylaws of Lanier Lakes Homeowners Association, Inc. (the "Bylaws") states that the Board has the power to enforce the provisions of the Covenants.

WHEREAS, Article I definition (h) of the Covenants defines "Community-Wide Standard" to mean "the standard of conduct, maintenance, or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association and by committees required or permitted to be established pursuant to the Declaration and Bylaws. Such determination, however, must be consistent with the Community-Wide Standard originally established by the Declarant."

WHEREAS, Article VI § 1 of the Covenants states that "the Board, by a two-thirds (2/3) vote may, from time to time, without consent of the Members, promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community not in conflict with Article VI, Sections 2 through 39 set forth herein below."

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WHEREAS, Article VI § 39 and Article XIII § 18 of the Covenants grant the Board the authority to waive the requirement or enforcement of, or allow deviations from, any of the use restrictions or restrictive covenants.

WHEREAS, the Board desires to clarify the use restrictions, enact certain rules and regulations, and specify its policy regarding the enforcement of certain use restrictions.

WHEREAS, on the 16th day of October, 2024, the Board of Directors voted to enact the herein-described rules, regulations, and enforcement policies.

NOW THEREFORE, the following rules, regulations, and enforcement policies are enacted by the Board, effective the 16th day of October, 2024.

1. Landscape lighting is allowed. (Covenants, Article VI § 11, 23, 32).
2. Exterior lighting must be white/natural lighting at all times. This includes exterior home lighting, landscape lighting, and sidewalk lights. (Covenants, Article VI §§ 11, 23, 32)
3. Seasonal decorative lights are allowed between October 1st and January 31st. (Covenants, Article VI § 11, 23) **NOTE: this does not include permanent exterior light fixtures.**

The Board reserves the full discretion to determine whether any seasonal decorative lighting is outside the community-wide standard, and if it makes such a determination, it may exercise any of its enforcement remedies contained in the Covenants and Bylaws.

4. Mailbox, post and numbers must be kept in good repair and replaced with approved mailbox, post, and numbers. Mailbox and post should be painted high-gloss or semi-gloss black. Mailbox numbers should be white, 2"-4" tall and placed at lower back of each side of the mailbox. (Covenants, Article VI § 31)

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- 5. Front and sides of homes should be free of storage units, shelving, oversized furniture, machinery, lawn tools, landscape materials, or similar items. These items should be located or screened so as to be concealed from view of neighboring streets and properties. (Covenants, Article VI §§ 9, 10, 16)
- 6. Fence and fence color must be approved by the Board of Directors. (Covenants, Article VI, §§ 11, 19)
- 7. New garage door and garage door color must be approved by the Board of Directors. (Covenants, Article VI, § 11)
- 8. No short-term licensures for transient occupancy, such as those under Airbnb, VRBO, or HomeAway, are allowed in the Lanier Lakes Association. (Covenants, Article VI, §§ 3, 6)

Executed on this the 16th day of October, 2024,

LANIER LAKES HOMEOWNERS ASSOCIATION, INC.

By: Bruce Soums, Secretary