

THE STREAMS AT TWO RIVERS HOMEOWNERS ASSOCIATION INC.

RESOLUTION APRIL 17, 2017

AUTHORITY TO CHARGE FOR A NEW OWNER RECORD

Whereas the Board of Directors of the Streams at Two Rivers Homeowners Association is responsible for providing information regarding homeowner assessments and payments owed to the Association and,

Whereas, Title Companies and owners depend on the correct transfer of information to ensure that homes change ownership with all fees paid to the Association, and

Whereas, it is the intent of the Association Board of Directors to provide that information via an Estoppel certificate through the HOA's management company for a set rate which may change from time to time as determined by the contract with the management company, and

Whereas, there are some instances when a property transfers ownership without the Title Company obtaining an official Estoppel certificate from the management company, and

Whereas, the management company must research a reported ownership change, update the ownership record, and send assessment payment information to the new owner, and

Whereas, there is a fee associated with the new owner record update that is charged to the Association and which may vary from time to time, and

Whereas, the Association's general membership should not bear the charge for a new owner record update where protocol has not been followed,

THEREFORE, be it resolved that:

This fee for the New Owner Record which has already been incurred by the Association, will pass through to the new owner, and will be added to the new owner's ledger and will be treated as any other assessment applied to an owner's account.

The undersigned certifies that each is a duly elected Director of the Corporation, and that the above is a true and correct representation of the desires of the Streams at Two Rivers Homeowners Association Inc. Board of Directors, and Wil Smoke, Justin Dusseau, and Dave Gold were present on the 17<sup>th</sup> day of April, 2017 when said Resolution was adopted.

Subscribed and attested to by Wil Smoke  
President

  
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The Streams at Two Rivers Homeowners Association Inc.  
April 17, 2017