

WAKE COUNTY, NC 45  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/10/2016 10:47:01

BOOK:016289 PAGE:00174 - 00178

**Callan Park Townhomes HOA**  
**CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC**  
**RESOLUTION #3**

**Return to:**

**Elizabeth Varner**

**125 Callan Park Lane**

**Cary, NC 27511**

**Callan Park Townhomes HOA**

125 Callan Park Lane, Cary NC 27511-3324 [alcazares2015@outlook.com](mailto:alcazares2015@outlook.com) [callanparkhoa@nc.rr.com](mailto:callanparkhoa@nc.rr.com)

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**CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC.  
RESOLUTION #3**

That the following resolution was adopted by the Board of Directors of Callan Park Townhomes Owners Association, Inc. (hereinafter "Association") as indicated below:

WHEREAS, the Association has the authority pursuant to Article VII, Purposes and Powers, section (d) of the BY-LAWS OF CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC., To promote the health, safety, and welfare of the residents within the above described property and any additions thereto that may hereafter be brought within the jurisdiction of the Callan Park Townhomes Owners Association for these purposes;

WHEREAS, the BY-LAWS provide in Article VII, Purposes and Powers, section (e) To do and perform all acts, services, functions and duties directly or indirectly connected with the commencement and continued operation of the affairs of an association of homeowners;

WHEREAS, the BY-LAWS provide in Article VIII, General Provisions, section (4) Amendments to By-Laws, These By-Laws may be altered, amended, or repealed, and new by-laws may be adopted by two-thirds (2/3) of the Directors then in office;

WHEREAS, the BY-LAWS provide in Article III, Board of Directors, section (3), Duties, Directors shall stand in fiduciary relation to the Association and its Members and shall discharge the duties of their respective positions in good faith, and with that diligence and care which ordinarily prudent individuals would exercise in similar circumstances in like positions;

WHEREFORE, be it RESOLVED, that the Board of Directors of the Association approved and authorized the adoption of the following Rules and Regulations pursuant to the authority granted in Article VII, Purposes and Powers, of the BY-LAWS OF CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC.:

- 1) That any homeowner whose payment history demonstrates delinquent payments throughout the course of membership in the Association (monthly dues, special assessments, and/or late fees) shall be ineligible from serving on the Board of Directors until such time the Board, by majority vote, decides said homeowner has consistently fulfilled all financial obligations. This status of ineligibility will extend to all family members and members of the dwelling unit.
- 2) That any homeowner or resident of a homeowner's dwelling unit who initiates legal actions against the Association shall not be eligible to serve on the Board of Directors for a period of no less than ten (10) years. This status of ineligibility will extend to family members, affiliates, and members of the dwelling unit as such participation in the Association may present a conflict of interest.

### Callan Park Townhomes HOA

125 Callan Park Lane, Cary NC 27511-3324 [alcazares2015@outlook.com](mailto:alcazares2015@outlook.com) [callanparkhoa@nc.rr.com](mailto:callanparkhoa@nc.rr.com)

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- 3) That any homeowner or resident of a homeowner's dwelling unit whose willful actions result in a disruption of Association's daily operations or, whose willful actions either directly or indirectly cost the Association unbudgeted financial duress, shall not be eligible to serve on the Board of Directors for a period of no less than ten (10) years. This status of ineligibility will extend to family members, affiliates, and members of the dwelling unit as such participation in the Association may present a conflict of interest.
- 4) At any time during a homeowners ten (10) year suspension, the homeowner may submit a written appeal requesting the current Board of Directors to review their suspension and determine if there is a change to their eligibility. Any decision by the Board shall be final.

Pursuant to N.C.G.S. 7A-38.3F, members are notified that they may initiate mediation to try to resolve a dispute with the association. The Association, at its sole discretion, may decide to mediate the dispute or not. If the dispute is mediated, the cost of such mediation shall be shared equally by both parties. Please be aware that no issue related solely to a member's failure to timely pay an association assessment or any fines or fees associated with the levying or collection of an association assessment may be mediated pursuant to this provision.

The foregoing action was approved at a meeting of the Board of Directors of the Association on February 2, 2016.

#### CALLAN PARK TOWNHOMES OWNERS ASSOCIATION, INC.

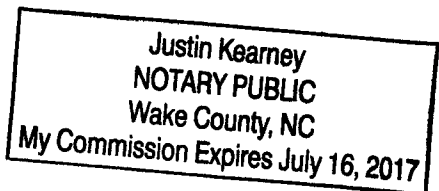
By: *Al Azman*  
Title: President, Callan Park Townhomes HOA

By: *Elizabeth Varner*  
Title: Treasurer/Secretary Callan Park Townhomes HOA

SWORN TO AND SUSCRIBED TO

Before me this 2 day of February, 2016.

*Justin Kearney*  
Notary Public



My Commission Expires: 7-16-2017

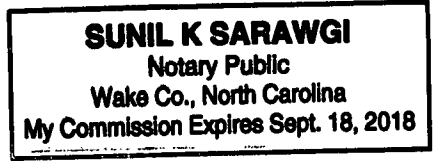
Callan Park Townhomes HOA

125 Callan Park Lane, Cary NC 27511-3324 [alcazares2015@outlook.com](mailto:alcazares2015@outlook.com) [callanparkhoa@nc.rr.com](mailto:callanparkhoa@nc.rr.com)

By: *Donald Robert Owen*  
Title: Vice President, Callan Park Townhomes HOA  
*Donald Robert Owen*

SWORN TO AND SUSCRIBED TO  
Before me this 4<sup>th</sup> day of  
February, 2016.

*Sunil K. Sarawgi*  
Notary Public

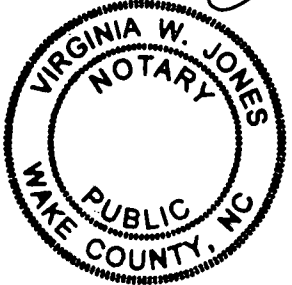


My Commission Expires: 09/18/2018

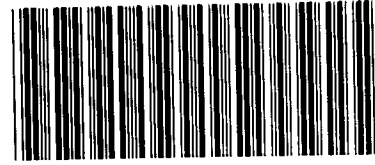
By: *Andra J. Jones*  
Title: Asst. Treasurer/Secretary Callan Park Townhomes HOA

SWORN TO AND SUSCRIBED TO  
Before me this 7<sup>th</sup> day of  
February, 2016.

*Virginia W. Jones*  
Notary Public



My Commission Expires: 09/12/2017



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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

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**Laura M. Riddick**  
**Register of Deeds**  
Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

5 # of Pages  
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