

**RIVERWOOD ATHLETIC CLUB COMMUNITY ASSOCIATION, INC.**  
**RESOLUTION 2018 -1**

The following resolution was adopted by unanimous written consent of the Board of Directors ("Board") of the Riverwood Athletic Club Community Association ("Association") as indicated below:

WHEREAS, the main responsibility of the Board of Directors ("Board") of the Corporation is to try to uphold property values in the Riverwood Athletic Club community ("Community"); and

WHEREAS, the Board has the authority to accomplish this goal of trying to uphold property values in the Community by enforcing the Community's recorded covenants ("Covenants") and making and amending use restrictions and rules in accordance with the Covenants; and

WHEREAS, an integral part of the Community is the Riverwood Athletic Club downtown commercial property, which includes: (a) Tracts B1, B2, B3, B4, B5, B6 and B7 shown on that plat of survey entitled "Riverwood Athletic Club, Phases 1-A, 2-A, 2-C, 3-B, & 3-C" and subtitled "Tracts B2, B3, B4, B5, B6 & B7, Sheet 3 of 9", dated September 13, 2000, prepared by Dennis Ray Blackmon, Professional Land Surveyor, and Recorded in Plat Book 57, 120, Johnston County Registry; and (b) Tract C shown on that plat of survey entitled "Riverwood Athletic Club, Phases 1-A, 2-A, 2-C, 3-B, & 3-C" and subtitled "Tracts B2, B3, B4, B5, B6 & B7, Sheet 2 of 9", dated September 13, 2000, prepared by Dennis Ray Blackmon, Professional Land Surveyor, and Recorded in Plat Book 57, 119, Johnston County Registry (collectively, "Downtown"); and

WHEREAS, the owners of the Downtown ("Downtown Property Owners") and the Board agreed that, in order to uphold property values in the Community and make the Community a more enjoyable place to live, rules should be adopted which specifically relate to the use of the Downtown; and

WHEREAS, the Downtown Property Owners have provided their revocable consent to the adoption of the rules and restrictions set forth below; and

WHEREAS, the members of the Board each acknowledge that they have received notice of this special meeting of the Board in accordance with the By-Laws of the Corporation.

NOW, THEREFORE, BE IT

RESOLVED, that the Board on behalf of the Corporation, adopts the following rules and restrictions in accordance with the Covenants:

The following rules and restrictions shall apply to the Downtown until such time as they are amended, modified, repealed or limited by rules or restrictions adopted pursuant to the Covenants or until such time as they are amended,

modified, repealed or limited by the Downtown Property Owners, individually or collectively.

Restricted Activities. The following activities are prohibited within the Downtown by any resident or guest of any resident of the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors or the Downtown Property Owners:

(a) Any activity which emits foul or obnoxious odors in the Downtown or creates noise or other conditions which tend to disturb the peace or threaten the safety of the guests, tenants or owners of the Downtown;

(b) Any activity which violates local, state or federal laws or regulations; however, neither the Board or the Downtown Property Owners shall have any obligation to take enforcement action in the event of a violation of such laws;

(c) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to take place in the Downtown;

(d) Any noxious or offensive activity which in the reasonable determination of the Board or the Downtown Property Owners tends to cause embarrassment, discomfort, annoyance, or nuisance to any Downtown guest, Downtown tenant or Downtown Property Owner;

(e) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be an unreasonable annoyance or nuisance to any Downtown guest, Downtown tenant or Downtown Property Owner in the sole judgment of the Board or the Downtown Property Owners, except alarm devices used exclusively for security purposes;

(f) Use and discharge of firecrackers and other fireworks; provided, neither the Board nor the Downtown Property Owners shall have any obligation to take action to prevent or stop such discharge;

(g) Any activities which materially disturb or destroy the vegetation, buildings, signs, sidewalks, benches, property, or air quality within the Downtown;

(h) Operation of motorized vehicles, golf carts, or similar items on the sidewalks of the Downtown; and

(i) Operation of roller blades, roller skates, skateboards, bicycles, and similar wheeled vehicles on the sidewalks of the Downtown;

In the event that a property owner or the guest of a property owner in the Community (“collectively, an “Owner”) fails to comply with the rules and restrictions set forth above, a fine may be assessed against the Owner in accordance with the Covenants, and if that fine is not paid, the Board, on behalf of the Corporation, may file a lawsuit against the resident who refuses to comply with the Covenants to recover not only any unpaid fines, but all costs – including attorneys

fees – necessary to enforce the Covenants. The Board reserves the right to seek all other remedies available to it in accordance with the Covenants and applicable law, including but not limited to injunctive or other equitable relief.

RESOLVED, that the Board of Directors of the Association voted for and approved the adoption of the foregoing Downtown rules and regulations.

The foregoing action was approved without meeting by the Board of Directors of the Association by unanimous written agreement.

All Directors of the Association hereby certify that the foregoing is an accurate representation of the action of the Board of Directors.

This the 17th day of April 2018.

DocuSigned by:  
*Brent Wood*  
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Director (Brent Wood)  
DocuSigned by:  
*Reid Smith*  
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Director (Reid Smith)

DocuSigned by:  
*Matt Zaske*  
3241FEF84C1549D...  
Director (Matt Zaske)