

Village Green (Deer Manor) Homeowners Association, Inc.

Board Resolution #2

Fences

September 14, 2018

Purpose: Whereas the board-on-board fences described in Article IV, Section 9, Fences and Walls of the Declaration of Covenants, Conditions, Restrictions, and Easements of the Village Green Homeowners Association, Inc age poorly, are outdated, and difficult to maintain, the board opts to adopt additional designs as standard and acceptable for the community;

Authority: Whereas the board is empowered by Article VII of the Bylaws of the community, Section 1, Powers: The Board of Directors shall have the power to a.) Adopt and publish rules and regulations which shall be binding on each Owner pertaining to the development of the properties...and the Architectural Review Committee is empowered by Article IV of the Declaration of the community, Section 9, Fences and Walls: ...the Architectural Review Committee may designate one or more fence designs as the "standard designs" and may require that all fences conform to these standards;

Scope: Whereas all Lots within the Association should be subject to this rule;

Specifications: Whereas the standard designs for fencing shall include four (4) to six (6) foot board-on-board wood, vinyl, picket, or aluminum fencing; all aspects of fencing including the design, type, height, and color shall be subject the approval of the Architectural Review Committee.

This resolution shall in no way contradict or replace any provision within the community's Covenants, Conditions and Restrictions. In the event that a contradiction does exist, let the Covenants, Conditions and Restrictions prevail

event that a contradiction does exist, let the Covenants, Conditions and Restrictions prevail over this resolution. This resolution shall become effective December 1, 2018 and shall continue until rescinded by the Board of Directors.

Chris Deskin 10/8/18
Chris Deskin

Board of Directors (Print Name) Signature Date

[Signature] 10/8/18
Jason Klarman

Board of Directors (Print Name) Signature Date

[Signature] 10/7/18
Bryan Feughny

Architectural Review Committee (Print Name) Signature Date

I hereby certify that on this 8 day of October, 2018 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared before the aforementioned who have acknowledged that they are the Board of Directors and Architectural Review Committee respectfully, of Village Green (Deer Manor) Homeowners Association, Inc., and that being authorized to do so, executed the foregoing instrument by signing for the cooperation.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notary Seal.

Notary Public: [Signature]
My Commission Expires: April 17, 2022
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