

VILLA OF ST. ANDREWS HOMES ASSOCIATION

RESOLUTION

WHEREAS, the Villas of St. Andrews Homes Association ("Association") is a Kansas not-for-profit corporation, organized and operating for the purpose of administering and maintaining the common areas of the property commonly known as Villas of St. Andrews and for administering covenants, conditions and restrictions contained in a certain Declaration for Villas of St. Andrews; and

WHEREAS, the Association is administered by a Board of Directors in accordance with a the Declaration for Villas of St. Andrews and its Bylaws; and

WHEREAS, the Board of Directors is charged with the responsibility of enforcing the restrictions and acting in the best interests of Members of the Association; and

WHEREAS, The Declaration of Restrictive Covenants for the Villas of St. Andrews states that certain exterior structures, including awnings, are prohibited. However, the Board of Directors believes it in the best interest of the Association and its Members to apply this prohibition to awnings that are permanently extended, but not retractable awnings; and, the developer of the community approved installation of retractable awnings, and such permission has preempted the Association's ability to completely prohibit such awnings; and

WHEREAS, before control of the Association to homeowners of Villas of St. Andrews , the developer of the community permitted installation of some retractable awnings, and such permission has limited the Association's ability to completely prohibit such awnings; and

WHEREAS, the Board of Directors has deemed it in the best interest of the Association to adopt a policy and procedure for approval of retractable awnings because this will, among other things, enhance property values by promoting a uniform appearance and by conserving energy; and

WHEREAS, the Board of Directors in good faith, believes that such policy is in the best interest of the Association and its owners, and has been and will continue to be implemented in an even handed manner as not to create a hardship on owners.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Villas of St. Andrews Homes Association does hereby adopt the following policy subject to its rule making authority in accordance with the Declaration.

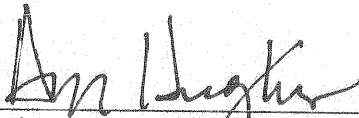
Subject to the Association's policies and procedures in the Declaration that requires owners to obtain prior written approval for exterior alterations to their residences, the Board of Directors or its Architectural Review Committee will consider applications for installation of retractable canvas awnings provided that such installation is only on the rear of homes above an owner's deck. All retractable awnings must be a neutral color or colors and constructed of high quality fabric.


Adoption of this Resolution should not be considered a waiver of the Association's rights to enforce any restrictive covenants contained in the Declaration.

This Resolution is hereby approved and ratified this 23rd date of OCTOBER, 2007 by a majority of the directors as indicated below.

Recorded in the Book of Minutes: SEPTEMBER 13, 2007.

THE VILLAS OF ST. ANDREWS HOMES ASSOCIATION


Signed: President - Board of Directors


Signed: Secretary - Board of Directors



