

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VALMONT COMMUNITY ASSOCIATION, INC.**

STREET MAINTENANCE POLICY

WHEREAS, the governing documents of Valmont Community Association, Inc. include the Declaration of Covenants, Conditions and Restrictions For Valmont. ("Declaration") and the Bylaws of Valmont Community Association, Inc. ("Bylaws");

WHEREAS, Article 5, Section 5.1 of the Declaration provides that the "Association may, as a Common Expense, maintain other property and improvements which it does not own, including, without limitation, property dedicated to the public, or provide maintenance or services related to such property over and above the level being provided by the property owner, if the Board of Directors determines that such maintenance is necessary or desirable to maintain the Community-Wide Standard;

WHEREAS, certain portions of Valmont Trail is considered a "private drive" inasmuch as it, in part, is located upon the Homesites of Lots 31, 32, and 33 of the Valmont Subdivision;

WHEREAS, Article 5, Section 5.2 of the Declaration requires each Owner to "maintain his or her Homesite, and all structures, parking areas, sprinkler and irrigation systems, landscaping and other flora, and other improvements comprising the Homesite in a manner consistent with the Community-Wide Standard and all Governing Documents, unless such maintenance responsibility is otherwise assumed by or assigned to the Association;

WHEREAS, the Board of Directors of the Association has determined that the portions of the roadway that are located upon the Homesites of Lots 31, 32, and 33 are dedicated to the public, as the roadway is used by Association Members for ingress and egress from the community's amenities;

WHEREAS, the Board of Directors of the Association desires to assume maintenance of the private drive, as shown on the Subdivision Recorded Plat for Valmont Subdivision, recorded in Plat Book 377, Page 48 of the Fulton County, Georgia property records (the "Plats");

NOW, THEREFORE, the Board of Directors of Valmont Community Association, Inc., hereby sets forth and adopts the following policy regarding the maintenance of the private drive area of Valmont Trail:

1.1 The Association shall maintain and keep in good condition, order and repair the area on Valmont Drive, hand labeled as "private drive" on the Plats, which is located upon the Homesites of Lots 31, 32, and 33 of the Valmont subdivision.

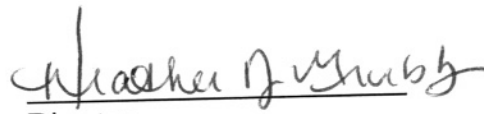
1.2 The Association may be relieved of all or any portion of its maintenance responsibilities herein to the extent that (i) such maintenance responsibility is otherwise assumed by or assigned to an Owner or (ii) such property is dedicated to any local, state, or federal government or quasi-governmental entity.

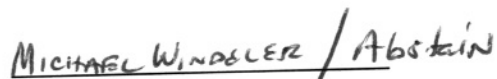
This Resolution and the policies, rules and regulations contained herein shall be effective upon adoption by the Board of Directors.

RESOLVED AND ADOPTED by the Board of Directors of Valmont Community Association, Inc., this 27 day of March, 2015.

VALMONT COMMUNITY ASSOCIATION, INC.


Director


Director


Director