

RESOLUTION
OF THE BOARD OF DIRECTORS

WHEREAS, the undersigned, constituting a majority of the members of the Board of Directors of the Sunset Oaks Homeowners Association, are responsible for administering and maintaining the affairs of the Association pursuant to the Declaration of Conditions, Covenants and Restrictions and Bylaws.

WHEREAS, the Board of Directors has the fiduciary responsibility to uphold and enforce the Association's CC&R's (particularly Section 5.05B pertaining to refrigerators/freezers), and adopt reasonable rules and regulations concerning the affairs of the Association pursuant to the CC&R's and the Association's Articles of Incorporation.

NOW THEREFORE LET IT BE RESOLVED, that the Board of Directors of the Sunset Oaks Homeowners Association, at the monthly Board meeting of January 26, 2000, declared that the electricity that is provided to the garages is connected to the Association's electrical meters, and thus the Association pays for the cost of the electricity to operate these electrical appliances, therefore, all homeowners with an existing refrigerator and/or freezer inside their designated garage, will be charged an average price of \$15.00 per month for the cost of the electricity.

LET IT BE FURTHER RESOLVED the following distinctions be clearly stated that:

A 90-day grace period will be allowed before assessing any fees-- the first assessment payment to be due June 1, 2000.

When a change of ownership occurs, the old appliance will not be allowed to remain or be grandfathered, nor will any new appliance be permitted.

If the appliance declines or deteriorates to where it becomes inoperable, the appliance cannot be replaced with a new appliance.

A homeowner has the option to keep the appliance, but only if the refrigerator or freezer is plugged into the homeowner's own electricity source.

All of the above are subject to review by the Board of Directors through inspection.

NOW, THEREFORE, this resolution has been submitted and approved by the majority of the Board of Directors and will become effective on June 1, 2000.

Kathleen Schaefer, President

Eugene Gilman, Vice President

Edward Fox, Chief Financial Officer

Phyllis Takeshita, Secretary

Walter Bays, Director

Donald E. Long, Director

Carol Molyski, Director

D. Jill Taylor, Director

William B. Tom, Director