

COUNTRY CREEK ASSOCIATION, INC.

POLICY RESOLUTION NO. 2003- 01

(Policy concerning bird feeders and other attractions for wild animals and rats in the Community)

WHEREAS, Article VII, Section 1(a) of the Bylaws grants the Board of Directors ("Board") with the power to adopt and publish rules and regulations concerning the enforcement of the terms of the Declaration of Covenants, Conditions and Restrictions ("Declaration") and to establish penalties for the infraction thereof; and

WHEREAS, Article X, Section 4 of the Declaration provides that no noxious or offensive activity shall be carried on upon any portion of the Properties, nor shall anything be done thereon that may become a nuisance or annoyance to the neighborhood; and

WHEREAS, the Association has been negatively affected by a continuing infestation of rats in and around the common areas and lots within the Association; and

WHEREAS, the County Health Department and several licensed exterminators have advised the Board that the proliferation of rats in the community is directly connected to the excess bird feed that spills on the ground and other food sources that serve to attract rats and other wild animals to the community;

WHEREAS, in order to eradicate the nuisance to the property caused by rats and in the interest of the health and safety of the Association's members, the Board believes it is in the Association's best interest to establish rules and regulations concerning the use of bird feeders within the community and prohibiting any activities by residents that serve to attract rats or other wild animals to the community.

NOW THEREFORE, BE IT RESOLVED THAT the following policy concerning the use of bird feeders and other sources of food for wild animals is adopted by the Board:

1. Existing bird feeders shall either be removed or emptied of all bird seed, suet, and other forms of bird food.
2. Any empty bird feeder shall not be refilled with bird seed, suet or other forms of bird food.
3. No new bird feeders may be erected or placed on any lot within the Association.
4. No seed or food for birds or wild animals of any sort shall be placed in the front or rear yard or deck of any lot or on the common areas.
5. Residents must maintain their lots, particularly their enclosed rear yards, in such a manner so that nothing on the lot attracts wild animals to the lot any

more than is normal.

6. Members will be responsible for insuring that their tenants, guests and invitees comply with this Policy.
7. The Board of Directors or its designated committee may enforce this Policy in a manner that is consistent with the Association's governing documents and all duly adopted rules and regulations of the Association, which include, but are not limited to: a) the imposition of monetary charges as a sanction for any single or continuing violation of this Policy in accordance with the terms of Policy Resolution 96-2; and b) the self-help remedies set forth in Article IX of the Association's Declaration.
8. The effective date of this Policy shall be April 30, 2003.

This Resolution was adopted and approved by the Board of Directors of Country Creek Association, Inc. on this 24 day of March, 2003.

COUNTRY CREEK ASSOCIATION, INC.

By: _____

Pamela Frazier, President

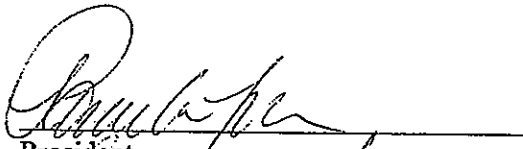
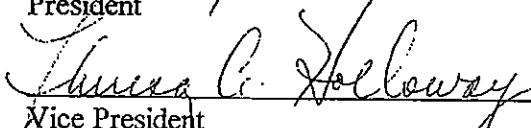
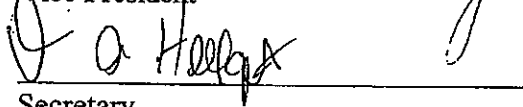
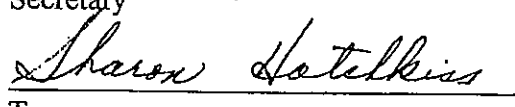
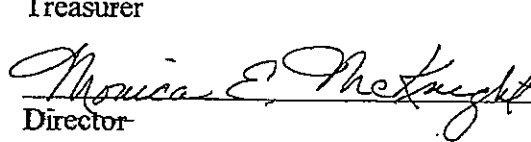
FOR ASSOCIATION RECORDS

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held March 17, 2003.

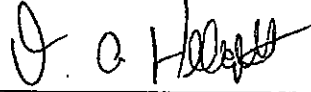
Motion by: Ms. Ferri Holloway

Second by: Mr. Jeff Jordan

	VOTE:			
	Yes	No	Abstain	Absent
 President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Treasurer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution effective: April 30, 2003

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of The Country Creek Association, Inc. on this 16 day of April, 2003.



David Helfgott, Secretary