

VITALIA AT TRADITION RESIDENTS' ASSOCIATION, INC.

**RESOLUTION ESTABLISHING
COMMUNITY ENHANCEMENT FEE**

A meeting of the Board of Directors (the "Board") of VITALIA AT TRADITION RESIDENTS' ASSOCIATION, INC. (the "Association") was held on the 6th day of MAY, 2022, after said notice was mailed or delivered to the membership at least 14 days in advance of said meeting, as well as conspicuously posted on Association property, and after said meeting was called to order and upon call, a quorum was found to be present, and after a motion was duly made, and seconded, and carried by at least a majority vote, it was resolved as follows:

RECITALS

WHEREAS, Section 22.13 of the Declaration for Vitalia at Tradition™ (the "Declaration") allows the Board of Directors of the Association to establish a Community Enhancement Fee;

WHEREAS, the Board of Directors of the Association has determined through the exercise of its sound business judgment to establish and implement the Community Enhancement Fee as authorized by Section 22.13 of the Declaration.

WHEREAS, the Community Enhancement Fee, as hereinafter established, shall be due and payable as an assessment to the Association and collected by the Association upon every conveyance of an ownership interest in a Home, as defined by the Declaration, by owners other than the "Developer or Builders" as those terms are defined by the Declaration;

WHEREAS, in accordance with Section 22.13, the Community Enhancement Fee shall be due and payable as an assessment to the Association upon all succeeding conveyances of a Home;

NOW THEREFORE, it is resolved as follows:

1. The above recitals are true and correct and incorporated into this Resolution by reference.
2. The Association hereby establishes a Two Thousand Two Hundred Dollar and Zero Cent (\$2,200.00) Community Enhancement Fee which shall be paid to the Association at the time of closing, sale, or other conveyance of a Home;
3. The Community Enhancement Fee shall be payable to the Association upon every conveyance of an ownership interest in a Home in accordance with the Declaration, including Section 22.13 thereof;

4. The Community Enhancement Fees collected by the Association shall be deposited into a segregated account and shall be used to provide funding for cultural, educational, charitable, recreational, conservation, or other similar activities benefiting the Owners and for such other purposes as the Board deems beneficial to the general good and welfare of the Association and the Owners within the Association;

5. In accordance with Section 22.14 of the Declaration, the following conveyances are exempt from paying the Community Enhancement Fee;

- A. by or to the Developer;
- B. by a Builder who held title solely for the purpose of development and resale;
- C. by a co-owner to any person or entity who was a co-owner immediately prior to such transfer;
- D. to the Owner's estate, surviving spouse, or heirs at law upon the death of the Owner;
- E. to an entity wholly owned by the grantor or to a family trust created by the grantee for the benefit of grantor, his or her spouse, and/or heirs at law; provided, upon any subsequent transfer of ownership interest in such entity, the Community Enhancement Fee shall become due;
- F. to an institutional lender pursuant to a mortgage upon foreclosure of a mortgage or deed in lieu of foreclosure;

The Board of Directors for the Association approved the adoption of the above Resolution by a vote of 7 For and 0 Against.

IN WITNESS WHEREOF, this Resolution has been approved and executed this 6 day of May, 2022.

**VITALIA AT TRADITION
RESIDENTS' ASSOCIATION, INC.**

By: Ted Donaldson
Ted Donaldson, President

Attest: Ronald Beauchemin
Ronald Beauchemin, Secretary