

**RESOLUTION OF THE BOARD OF DIRECTORS OF
GREYSTONE MANOR COMMUNITY ASSOCIATION, INC.**

**RULES GOVERNING USE AND OPERATION OF
MOTORIZED VEHICLES (INCLUDING LOW-SPEED ELECTRIC VEHICLES)**

The undersigned, being all of the members of the Board of Directors of Greystone Manor Community Association, Inc. (the "Association"), hereby take the following action and adopt the following Resolution as of the **27th** day of June, 2022 and direct that this Resolution be filed in the Association's corporate minute book.

WITNESSETH

WHEREAS, the Association is a nonprofit corporation organized under the Georgia Nonprofit Corporation Code to be the Association named in that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Greystone Manor, which was recorded June 7, 2006 at Deed Book 4306, Page 429, *et seq.*, Forsyth County, Georgia land records (hereinafter as amended, the "Declaration") to have the power and authority set forth therein; and

WHEREAS, the Board of Directors of the Association (the "Board") constitutes the body responsible for the administration of the Association and, as such, is granted certain authority pursuant to the Declaration; and

WHEREAS, Article 7, Section 7.1 of the Declaration provides that the Board has the authority to promulgate, modify or delete rules and regulations applicable to the Community; and

WHEREAS, Article 7, Section 7.28 of the Declaration provides in pertinent part: "***The Association is hereby authorized to promulgate, administer, and enforce reasonable rules and regulations governing vehicular and pedestrian traffic, including reasonable safety measures and speed limits, and including modifications of those in force on public streets, within the Community. The Association shall be entitled to enforce same by establishing such enforcement procedures as it deems appropriate, including levying fines for the violation thereof.*** In the event of a conflict between such provisions of state and local laws and such rules and regulations promulgated by the Association, the rules and regulations of the Association shall govern. ***Only drivers properly licensed to operate motor vehicles on the public road within the State of Georgia may operate any type of motor vehicle within the Community.*** All vehicles of any kind and nature which are operated on the streets or alleys in the Community shall be operated in a careful, prudent, safe, and quite manner and with due consideration for the rights of all Owners and Occupants" (Emphasis added); and

WHEREAS, pursuant to Article 5, Section 5.1 of the Declaration, in the event that the Association determines that the need for maintenance, repair or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an

Owner, or the Occupants, family, guests, lessees or invitees of an Owner, then the Association may perform such maintenance, repair or replacement and all costs thereof, not paid for by insurance, shall be assessed against the Owner as a specific assessment; and the Board may levy specific assessments against individual Owners for the payment of fines, penalties or other charges imposed against an individual Owner relative to such Owner's failure to comply with the terms and provisions of the Declaration, the Bylaws, or any rules and regulations promulgated under the Declaration; and

WHEREAS, the Board would like to clarify that "any type of motor vehicle" as used in Article 7, Section 7.28 of the Declaration means any vehicle of any kind that is motorized by electricity or gas, including, without limitation, electric bikes and scooters, mopeds, motorcycles, golf carts, all-terrain vehicles and other low speed vehicles; and

WHEREAS, the Board has determined that it is necessary or desirable for the Association to establish rules and regulations governing the use of motorized vehicles, including, without limitation, low speed vehicles, over, upon and through the Common Property, including, without limitation, private streets and parking areas within the Community; and

NOW THEREFORE, the undersigned constituting all of the duly elected members of the Board of Directors of the Association do hereby adopt the following resolution as the action of the Board of Directors of the Association:

RESOLVED, that the use of a motor vehicle within the Community shall be subject to the following **license requirement**:

- Residents owning a motor vehicle (as clarified above) are required to ensure that their motor vehicles are restricted to licensed drivers. Owners are responsible for their family members, Occupants, guests, and invitees.

RESOLVED FURTHER, that the use of a motor vehicle within the Community shall be subject to the following **insurance requirement**:

- Owners must have liability coverage on all motor vehicles subject to the minimums set forth by the Georgia Office of Insurance and Safety Fire Commissioner. (This may already be covered on the owner's auto or homeowner's insurance policy)

RESOLVED FURTHER, that the use of a motor vehicle within the Community shall be subject to the following with regards to **liability**:

- Motor vehicle owners and users accept and assume all responsibility for liability connected with the operation of the motor vehicle. The motor vehicle owner and user by use of such vehicle hereby agrees to indemnify and hold harmless the Association from any and all damages, whether direct or consequential, arising from or related to the Owner's, his or her family members or guests' use and operation of the motor vehicle.

RESOLVED FURTHER, that the use of a motor vehicle within the Community shall be subject to the following limitations on **speed and location**:

- Motor vehicle owners and users shall not operate motor vehicles at speeds in excess of 25 miles per hour.
- Owners and users shall only operate motor vehicles over: 1) the streets within the Community and 2) the Community parking areas for the limited purpose of parking the motorized vehicle. Motor vehicles shall not be operated on any other portions of the Community Common Property, including, without limitation, operated on the recreational parking areas for any purpose other than parking.
- Motor Vehicles are prohibited from being operated on the Community sidewalks.

RESOLVED FURTHER, that the use of a motor vehicle within the Community shall be subject to the following with regards to **damage to the Common Property**:

- Owners and their family members, Occupants, guests, and invitees operating a motor vehicle will be held responsible for any and all damages to Common Property and any costs incurred shall be assessed against the Owner pursuant to Article 5, Section 5.1 of the Declaration.

RESOLVED FURTHER, that the use of a motor vehicle within the Community shall be subject to the following with regards to **violations of the foregoing rules and regulations**:

- Any unsafe driving practices, use of motor vehicles in excess of the posted speed limit, use of a motor vehicle by unlicensed operators or use of an uninsured motor vehicle shall be reported to the Board of Directors.
- In the event of a violation of the foregoing rules and regulations, the Board will send a written warning to the Owner associated with the Owner, Occupant, guest or invitee's violation. In the event of any subsequent violation of the foregoing rules and regulations, the Board shall impose a fine of \$500.00 and shall continue to impose a \$500.00 fine for each and every infraction thereafter.
- *The fines set forth herein are suggestive only and the Board, in its sole discretion, reserves the right to diverge from the foregoing fining schedule when doing so makes sense for the Association because of any extenuating facts related to a specific violation issue. The Association additionally reserves the right to pursue any additional remedies available to it under law or contract.*

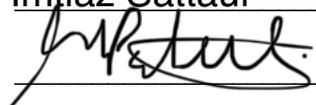
RESOLVED FURTHER, the foregoing rules and regulations that are not already expressly provided for in the Declaration shall be effective thirty (30) days after the date first above written.

[SIGNATURES ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Board of Directors hereby executes and duly adopts this Resolution as of the date first above written.



Imtiaz Sattaur, Director **President**



Hamish Patel, Director **Secretary**



Paras Sharma, Director **Treasurer**