

BOARD RESOLUTION
FOR
SMITH FARM MASTER ASSOCIATION, INC.

WHEREAS, the Project shall mean and refer to the planned residential community which is known as "Smith Farm"; and

WHEREAS, the Property shall mean and refer to those portions of the Project committed to a Land Use Classification, whether so committed by this Declaration or any Supplemental Declaration; and

WHEREAS, Residential Property shall mean and refer to those portions of the Property to be used for Residential Purposes and legally described in the Declaration of Covenants, Restrictions and Easements for Smith Farm ("Declaration"); and

WHEREAS, the Smith Farm Master Association, Inc. ("Association") has the right to promulgate and impose Rules with respect to the use, operation and enjoyment of the Residential Property and any improvements located thereon; and

WHEREAS, the Association is authorized to provide protection and security, including, but not limited to, maintenance of electronic and other surveillance devices, employment of security guards within the Project, and the operation of a gate house; and

WHEREAS, garage sales in the past have resulted in extensive traffic into the community, costly damage to the property, and have far exceeded the limits of the monitoring capabilities of the guardhouse staff, as well as the traffic congestion at the entrances.

THEREFORE, be it resolved as follows:

The Association hereby agrees to restrict garage sales to residents of Smith Farms and those persons on the permanent access guest list. Garage sales shall be restricted to Saturdays between the hours of 9:00 a.m. and 4:00 p.m. Advertising for garage sales shall be encouraged to be placed on the Association website, <http://www.smithfarm.org>, and on Channel 44 Closed Circuit Television on a space available basis. Signage providing directions to a garage sale are permitted within Association roads and common areas, and may be permitted on Sub-Association roads and common areas if approved by the Sub-Association. No signs advertising the garage sale to the general public outside of the Project shall be placed beyond a perimeter established by the gates and/or guardhouses. Advertising in the public media or a newspaper of general circulation shall be prohibited.

SMITH FARM MASTER ASSOCIATION, INC.

Signed By Rosanne Bankes, President
9-26-2002