

**RESOLUTION OF THE BOARD OF DIRECTORS OF
VICTORIA HEIGHTS CONDOMINIUM ASSOCIATION, INC.**

**SUSPENSION OF PARKING PRIVILEGES
AND BOOTING/TOWING OF VEHICLES
DUE TO DELINQUENT ASSESSMENTS**

WHEREAS, Section 44-3-76 of the Georgia Condominium Act provides that to the extent provided in the condominium instruments, a condominium association shall be empowered to suspend temporarily the right of use of certain common elements in order to enforce compliance with the condominium instruments; provided, however, that no such suspension shall deny any unit owner or occupant access to the unit owned or occupied nor cause any hazardous or unsanitary condition to exist; and

WHEREAS, Paragraph 9(c) of the Declaration of Condominium for Victoria Heights, A Condominium ("Declaration"), provides that the Board of Directors of Victoria Heights Condominium Association, Inc. ("Association") shall be empowered to enforce the Declaration, the Bylaws of Victoria Heights Condominium Association, Inc. ("Bylaws"), use restrictions, and rules and regulations by the suspension of use of Common Elements as provided in the Georgia Condominium Act, as amended; and

WHEREAS, Paragraph 9(b) of the Declaration further provides that the Board of Directors of the Association may promulgate and enforce reasonable rules and regulations governing the use of the Condominium, including the Units, Limited Common Elements and Common Elements; and

WHEREAS, Paragraph 9(c) of the Declaration and Article V, Section 3 of the Bylaws provides that the Board of Directors may elect to enforce any provision of the Declaration, the Bylaws, or the rules and regulations by self-help; and

WHEREAS, prompt and timely payment and collection of assessments due from each Unit Owner is essential for the proper operation of Victoria Heights; and

WHEREAS, repeated and excessive delinquencies in payment of assessments cause the Association to incur significant trouble and expense in pursuing collection of the delinquent assessments and create an inequity by forcing others to subsidize the expenses related to maintaining, repairing and operating the Common Elements of Victoria Heights;

NOW, THEREFORE, the Board of Directors of Victoria Heights Condominium Association, Inc., hereby sets forth and adopts the following policies, rules and regulations regarding the suspension of parking and towing of vehicles:

Parking Rule

Parking a vehicle on the Common Elements is conditional on the payment of assessments in accordance with Paragraph 10 of the Declaration and O.C.G.A. §44-3-76.

SUSPENSION OF PARKING

1.1 If assessments and other charges or any part thereof remain unpaid for more than thirty (30) days after the assessment payments first become delinquent, the Owner's and/or Occupant's right to use the Common Elements shall be suspended, and the Board of Directors shall provide the delinquent Owner or Occupant written notice of the Association's intent to suspend the Owner's and/or Occupant's right to bring or park vehicles on the Common Elements or have guests bring or park vehicles on the Common Elements. **The written notice shall be sent by certified mail not less than ten (10) days prior to the date of suspension.** If the Owner does not pay the past due assessments or other charges within ten (10) days of the date of such written notice, then all parking privileges of the Owner and Occupant. As well as all guests of the Owner or Occupant, shall be suspended until all past due assessments and other amounts are paid in full, and all vehicles of the Owner or Occupant, as well as the guests of the Owner or Occupant, shall be deemed "unauthorized vehicles" at Victoria Heights.

1.2 These policies, rules and regulations shall not deny (a) pedestrian ingress or egress to or from the Unit; (b) ingress or egress by vehicles which are not parked or kept for any period of time on the Common Elements; or (c) medical, fire, police or other clearly identified health, safety, service Or emergency vehicle ingress or egress to or from the Unit.

Towing and Booting of Vehicles

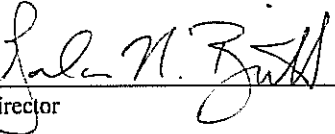
2.1 Unauthorized vehicles parked on any portion of the Common Elements may be towed from the Condominium or booted. Before an unauthorized vehicle is towed or booted, the Board of Directors shall cause a notice to be placed on the unauthorized vehicle stating: (a) the nature of the violation is that parking for the vehicle has been suspended and that the vehicle is therefore unauthorized to park at Victoria Heights; (b) the name and telephone number of a person to contact regarding the violation; and (c) the vehicle will be towed or booted after twenty-four (24) hours. If an unauthorized vehicle is not removed from the Condominium within twenty-four (24) hours after such notice is placed on the vehicle, the vehicle may be towed or booted without further notice. Thereafter, if that vehicle is subsequently parked on the Common Elements while it remains an unauthorized vehicle, it may be towed or booted without further notice.

2.2 If twenty-four (24) hours after such notice is placed on the vehicle the Owner or Occupant again becomes past due on any assessment or charge within six (6) months of such notice, the vehicle may be towed or booted in accordance with the notice without further notice to the owner or user of the vehicle.

2.3 The Board of Directors shall cause, or has caused, a notice to be conspicuously placed on the Common Elements stating the following: (a) unauthorized vehicles shall be towed or booted at the expense of the owner of the vehicle, (b) the name and telephone number of the person or entity which will do the towing or booting, and (c) information as to where the vehicle can be recovered and any other information that may be required by law.

This Resolution and the policies, rules and regulations contained herein shall be effective upon adoption by the Board of Directors and the mailing or delivering of a copy of this Resolution to the Owners at Victoria Heights.

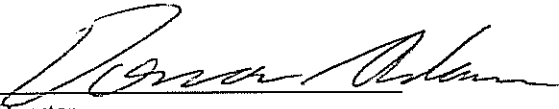
RESOLVED AND ADOPTED by the Board of Directors of Victoria Heights Condominium Association, Inc., this 4th day of February, 2010.




Director



Director



Director



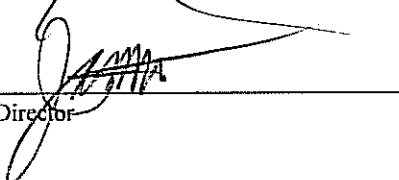
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