

**RUNAWAY BAY HOMEOWNERS ASSOCIATION  
POLICY RESOLUTION NO. P19-01  
COMMUNITY HANDBOOK**

Whereas, Paragraph 2 of the Articles of Incorporation gives the Board of Directors the power to carry on the business of the Association; and

Whereas, the Board of Directors must ensure that Resolutions passed by the Board align with the voted on and approved Amended and Restated Declaration of Restrictive Covenants of Runaway Bay and the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Runaway Bay;

Whereas, the Board of Directors must ensure that the Association adheres to the Resolutions passed by the Board;

Whereas, a number of Resolutions previously approved by the Board were established at a time when it was envisioned that Runaway Bay would be a quickly growing community with high-activity committees, and adherence to those Resolutions has become impractical;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the Runaway Bay Homeowners Association Community Handbook (attached) to amend and replace the following Resolutions:

- P04-02: Committees
- P04-03: Architectural Review Committee Charter
- P04-04: Grounds and Maintenance Committee Charter
- P04-05: Architectural Guidelines
- P04-07: Safety and Security Committee Charter
- P13-01: Nominating Committee Charter

The Community Handbook will be reviewed annually, and will be otherwise updated as required to comply with changes in law. The Board retains the right to revise the Community Handbook without formal vote to correct grammar or punctuation, to update points of contact, email addresses, etc., and to address changes in law. Any changes effected by the Board will be promptly communicated to property owners and the updated version of the Community Handbook will be posted on the Runaway Bay HOA website.

**RUNAWAY BAY HOMEOWNERS ASSOCIATION  
RESOLUTION ACTION RECORD**

Resolution Type POLICY Number: P19-01  
Pertaining to: Community Handbook

Duly adopted at a meeting of the Board of Directors of Runaway Bay Homeowners Association, held March 2, 2019.

Motion by Vanda Danielsen Seconded by Herb Miller

OFFICER AND TITLE	VOTE RECORD			
	YES	NO	ABSTAIN	ABSENT
Pam Mitchell, President	<u>PM ✓</u>	___	___	<u>✓</u>
Sam Skillman, Vice President	<u>✓</u>	___	___	___
Kathy Lanata, Secretary	<u>KL ✓</u>	___	___	<u>✓</u>
Bill Wither, Treasurer	<u>✓</u>	___	___	___
Vanda Danielsen, Director	<u>✓</u>	___	___	___
Gail Harding, Director	<u>✓</u>	___	___	___
Richard Jenet, Director	<u>✓</u>	___	___	___
Herb Miller, Director	<u>✓</u>	___	___	___
Carmen Perri, Director	<u>✓</u>	___	___	___

ATTEST:

Pam Mitchell  
Pam Mitchell, President

DATE 13 MARCH 2019

Kathy Lanata  
Kathy Lanata, Secretary

DATE 3-13-19

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was posted to the Book of Resolutions and a copy of this Resolution and any associated documentation was mailed, emailed, and/or hand-delivered to all members of the Runaway Bay Homeowners Association at their address/email address of record on this 26<sup>th</sup> day of MARCH, 2019.

Julia B. Moore

Runaway Bay HOA Property Services Manager