

**A RESOLUTION ESTABLISHING RULES AND REGULATIONS REGARDING
VEHICLE PARKING OUTSIDE OF A GARAGE**

WHEREAS, pursuant to the *Georgia Property Owner's Association Act* and the *Magnolia Ridge Residential Declaration of Protective Covenants, Conditions and Restrictions (the "Declaration")*, the Association, acting through its Board, has the right to adopt reasonable rules and regulations which are binding on all Owners, Lessees, Licensees and Occupants; as those terms and others herein are defined in the Declaration. The Board therefore may issue reasonable rules and regulations for the express purpose of curing any ambiguity in or any inconsistency between the provisions contained in the Declaration; and

WHEREAS, the Declaration at ARTICLE VI., Section 9. B), requires that: "*All vehicles owned by the Owner, Lessee, Licensee or Occupant of any home within the subdivision must be kept within the garage attached to such home. Vehicle parking is further restricted at ARTICLE VI., Section 4., which requires that: "Boats, motorcycles, campers or other recreational vehicles shall be parked or stored within the garage or placed behind the residence; . . ."*". ARTICLE VI, Section 3. E), further requires that: "*Each single-family unit shall have a functional two-car garage attached to the residence . . ."*". However, "parking areas" are also contemplated as "Improvements" in ARTICLE II of the Declaration, but without locational criteria or vehicle parking restrictions placed thereon elsewhere in the Declaration. Furthermore, the Declaration at ARTICLE VI., Section 9. C), specifically requires "parking areas" to be constructed of concrete; and

WHEREAS, the strict application of these various provisions creates ambiguity in or inconsistency between the provisions, and fails to meet the real and demonstrated needs of the Owners, Lessees, Licensees and Occupants to accommodate parking of multiple vehicles and vehicle types on their lots. Furthermore, the strict application of these provisions creates practical difficulties and unnecessary hardship upon the Owners, Lessees, Licensees and Occupants; and

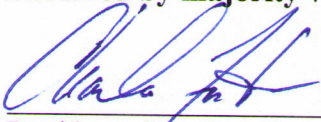
WHEREAS, based on the above findings, the Board deems it necessary to enact Rules and Regulations regarding portions of the Declaration's vehicle parking requirements, and to grant a permanent and blanket variance to permit the parking of certain vehicles upon each residence's concrete paved parking areas. The Board believes that this action meets both the letter and intent of the Declaration at ARTICLE IV., Section 5., as cause for the Board to grant reasonable variance from the provisions of the Declaration.

NOW, THEREFORE, be it resolved by the Board of Directors of the Magnolia Ridge Homeowners Association, Inc., that a permanent and blanket Variance is granted to all Owners, Lessees, Licensees and Occupants to park personal automobiles, trucks and vans on the concrete parking areas constructed on their lot adjacent to their residence. All other provisions

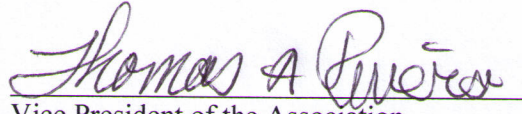
of ARTICLE VI regarding the parking or storing of other vehicles shall remain in full force and effect, and shall not be waived in any case.

The permanent and blanket Variance granted herein shall become effective on the date of this Resolution and shall remain in full force and effect until rescinded, amended or replaced.

Resolved by majority vote of the Board of Directors on the Ninth day of March, 2019



President of the Association



Vice President of the Association