

STONEBRIDGE FARMS COMMUNITY ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION REGARDING EXTERIOR LAMP POSTS

WHEREAS, Stonebridge Farms Community Association, Inc. (“Association”) is an Ohio non-profit corporation that was formed for the purpose of administering the property known as Stonebridge Farms;

WHEREAS, for the safety of automotive and pedestrian traffic within Stonebridge Farms, the Board of Directors has elected to replace and maintain exterior lamp posts throughout the community and located adjacent to the streets serving Stonebridge Farms and in the right-of-way;

WHEREAS, the lamp posts each contain a light-emitting diode lightbulb that is powered by electricity;

WHEREAS, the electricity is provided to each lamp post by a connection to a Living Unit located on the Lot near each lamp post;

WHEREAS, the electricity is supplied to each lamp post from an exterior electrical outlet installed to the exterior of the Living Unit located on the Lot near the lamp post;

WHEREAS, the Board of Directors has elected to assume certain maintenance responsibilities over the lamp post under the authority provided in Article IV, Section 2 of the Stonebridge Farms Declaration of Covenants, Conditions, Restrictions and Reservation of Easements (“Declaration”);

WHEREAS, the Board of Directors does hereby adopt the following Administrative Resolution governing the maintenance of the lamp posts and the electrical supply components serving each lamp post; and

NOW THEREFORE, the Board of Directors adopts the following Administrative Resolution

1. The Association shall maintain and repair all components of the lamp post and components for the supply of electricity to the lamp post. In the event that an Owner, residents, tenant, or guest shall damage any lamp post, or the electrical supply component serving the lamp post, either negligently or intentionally, the Association shall have the right to make the necessary repairs to the lamp post and/or electrical supply component and assess the cost incurred to the responsible Owner’s Lot.
2. In the event of an issue affecting any component of the supply of electricity to the lamp post that is alleged to have damaged the electrical components of the Living Unit supplying the electricity to the lamp post, the Association may request the consultation of an electrician, or other qualified tradesman, to inspect and opine as to whether or not the components for the supply of electricity to the lamp post has damaged any other electrical component serving the Living Unit. The Association shall have the obligation to make repairs to any electrical components located at a Living Unit that may be damaged by the

components responsible for delivery of electricity to the lamp post. These repairs shall be done at the sole determination and discretion of the Board of Directors.

3. Any person(s) or entity that becomes a Lot Owner after the date this Policy is adopted may request that any electrical supply connection from the Owner's Living Unit to a lamp post be disconnected. Upon such request, the Association shall disconnect the electrical supply from the Living Unit. The Association reserves the right to remove and/or move any lamp post where the electrical supply has been disconnected pursuant to this Item.
4. Each Owner of a Lot with a Living Unit that supplies electricity to a lamp post shall be entitled to a credit from the Association in order to reimburse that Lot Owner for the Common Expense cost paid by the Lot Owner for the Lot Owner's payment for electricity to power the lamp post. The Board shall determine the amount of the credit at its sole discretion.
5. Pursuant to Article VIII, Section 5 of the Declaration, the Association, its agents, vendors, and authorized representatives, shall have an easement under, through, and over any Lot for the purposes of maintaining, repairing, or replacing any component related to the delivery of electricity to the lamp posts.

NOW, THEREFORE, be it resolved that the following Board Members have voted in favor of the preceding Administrative Resolution.

Adopted this ____ day of _____, 2024.

Printed: _____
Board Member

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Board Member

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