**RESOLUTION OF THE BOARD OF DIRECTORS OF**

**HILLSDALE I CONDOMINIUM ASSOCIATION, INC.**

 **WHEREAS**, Paragraph 15 of the Declaration of Condominium for Hillsdale I Condominium, recorded in Deed Book 2559, Page 43, *et seq.*, Cobb County, Georgia records (“Declaration”) sets forth rules and restrictions regarding leasing within Hillsdale I Condominium Association, Inc. (“Association”); and

**WHEREAS**, Paragraph 9 of the Declaration authorizes the Association, acting through its Board of Directors, to make and to enforce reasonable rules and regulations governing the use of the Property, including the units, limited common elements and common elements; and

 **WHEREAS**, Paragraph 9, Section (b) of the Declaration authorizes the Association to specially assess owners for costs occasioned by the conduct of those owners; and

**WHEREAS**, the Association incurs administrative fees directly related to the governance of leasing in the Condominium and has determined that it is in the best interest of the Association for the Association’s community managing company, Sharper Image Management Consultants, Inc. (“Company”), to perform leasing administrative services and to run the leasing program within the Condominium; and

**WHEREAS**, the Company will be charging the Association an annual lease administration fee for each leased unit. The annual leasing fee will not be prorated for leases that do not begin at the start of the calendar year; and

**WHEREAS**, the Company’s leasing program only applies to those owners who are currently leasing units and therefore also specially benefits those owners within the Association. Accordingly, the Board has determined that costs related to the leasing program and leasing administrative services should be assessed only to those units that are leased; and

**NOW, THEREFORE**, in accordance with the Declaration, the Board of Directors of Hillsdale I Condominium Association, Inc. hereby resolves to charge back to each leased unit the annual lease administration fee charged by the Company to the Association. Units that are improperly leased without providing the required to the Board will still be charged the annual leasing fee in addition to other fines. Such charge shall be a special assessment described in Paragraph 8, Section (b) of the Declaration and shall be assessed and due immediately after the charge is received by the Association from the Company. The Company may automatically levy this special assessment against the leased units. At the time of the execution of this Resolution, the Company’s annual lease administration fee shall be $200.00 per unit.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that each owners shall provide to the Association’s Managing Agent a signed Occupancy Affidavit and a signed and completed Owner/Occupant Information Form. Additional documentation shall be required from owners desiring to lease their unit prior to the lease commencing. The required documentation includes, but is not be limited to, a copy of the executed lease, an Owner/Occupant Information Form, and a copy of each occupant’s of driver’s license. Furthermore, any owner who is found to be improperly leasing his/her unit or is otherwise in violation of the occupancy requirements set forth in the Declaration shall immediately provide this information and will be subject to fines for not disclosing such information. If an owner does not comply with the requirements outlined in this Resolution or leases his/her unit in violation of the Declaration and Association’s Rules and Regulations, then the Association may, in addition to any other rights available under Georgia law, the Declaration and the By-Laws, levy daily fines of twenty-five dollars ($25.00) per day until such violation is cured.

**HILLSDALE I CONDOMINIUM ASSOCIATION, INC.**

