

RESOLUTION

THIS Resolution to amend the Bylaws of Precedent at Stony Creek Homeowners Association, Inc. in accordance with Article VIII, Section 8.1 of the Bylaws is adopted this 14th day of July 2005

Recitals.

1. The Precedent at Stony Creek Homeowners Association, Inc. was created for the purpose of providing maintenance, preservation, and architectural control of the property subject to the Declaration of Covenants, Conditions, and Restrictions for Precedent at Stony Creek Townhomes as well as promoting the health, safety, or welfare of the residents of the Community.
2. Article IV of the Bylaws of Precedent at Stony Creek Homeowners Association, Inc. provides that the affairs of the Association shall be governed by a Board of Directors composed of not less than three or more than nine persons selected by the Owners or their designates; that each Board Member shall serve a one year term.
3. The Board investigated and discussed the various costs and benefits of a seven member Board, and employing a procedure to stagger the terms of the Board Members.
4. Following investigation and discussion of the costs and benefits of having seven Members on the Board of Directors all serving staggered terms, the Board concluded the benefit of continuity on the Board exceeded the costs of seven Board Members serving multiple year terms.
5. Article VIII, Section 8.1 of the bylaws provides the Bylaws may be amended by the Board of Directors at a duly constituted Board meeting called for that purpose.

THEREFORE, IT IS RESOLVED to amend Article IV, Sections 4.1 and 4.13 of the Bylaws to read as follows.

Section 4.1 The affairs of this Association shall be governed by a Board of Directors composed of seven (7) persons selected from among the Owners or their designates.

Section 4.13 Directors' Terms. Each Director shall serve a three-year term from the time of their election.

FURTHER, IT IS RESOLVED to create staggered terms for the seven Board Members the following policy shall be implemented following the election of Board Members in 2006.

At the first meeting of the Board following the 2006 election, the newly elected Board Members will appoint three (3) Members of the Board to serve three year

terms, three (3) Members to serve two year terms, and one member to serve a one year term. Thereafter each Member elected to serve on the Board of Directors shall serve a three year term.

Dated: 08-11-05, 2005.

Precedent at Stony Creek Homeowners Association, Inc.

By: Frederick F. Brooks

By: Mary Bell Brooks

By: John F. Musciano

By: Maury T. Hastings

By: Mary Onyiah

By: Robert Palmiter

By: _____

By signing above, each Director expressly affirms the Resolution and waives any notice required by the Association's governing documents.