

COUNTRYHOUSE SERVICE GROUP V, INC.
RESOLUTION REGARDING VENDOR INTERFERENCE

WHEREAS, Countryhouse Service Group V, Inc. (“Association”) is the administrative body of a townhome community located in Chatham County, North Carolina;

WHEREAS, the property within the community is governed by an Amended and Restated Declaration- Countryhouse Service Group V, as amended (hereinafter the “Declaration”) recorded in Book 2262 at Page 401 and Book 2266 at Page 139 with the Chatham County Register of Deeds;

WHEREAS, Article IX, Section 1 of the Declaration provides that “The Board of Director of the Service Group shall have the power to formulate, publish and enforce reasonable rules and regulations concerning the Common Areas”;

WHEREAS, Article VI of the Declaration provides that “In addition to maintenance of the Common Area, the Service Group shall provide exterior maintenance upon each lot... as follows: paint, repair, replace and care of roofs, exterior building surfaces, trees, shrubs, grass, walks and other exterior improvements”;

WHEREAS, in order for the Association to effectively maintain the Common Elements and those portions of the lots for which it is responsible, the Association’s vendors must be allowed to perform their work unmolested and without inappropriate interference from Association members;

WHEREAS, the Association has determined that it is in the best interests of the Association to adopt this resolution to formally prohibit interference with Association contractors and vendors hired to perform work within the Common Elements and lots, in order to allow the Association and its members the full value of the work for which they are paying.

NOW THEREFORE, the Association hereby adopts the following policy concerning owner interference with Association contractors and vendors performing work at the direction of the Association:

Various vendors and contractors may be present within the Common Elements and on the lots within the community in order to perform tasks in furtherance of the Association’s responsibilities. While the Association’s vendors and contractors are engaged in landscaping, cleaning, maintenance, or any other type of work in the community, no owner or resident may interfere with this work. Further, no owner or resident may take it upon themselves to perform any landscaping or maintenance work that is the responsibility of the Association under the Declaration, as amended. Violations of this rule will result in a fine of \$100.00 per incident after notice and opportunity to be heard. In addition, the Association will assess any costs (including cancellation costs from vendors or contractors, legal fees, etc.) against the violating party to the fullest extent of the law.

Adopted by the Board, December 21, 2021.



President