

GREYTHORNE BY MARRANO RESOLUTION

(Gas Generator Installation)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

December 17, 2013

REVISED December 20, 2023

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration to insure conformity as well as the aesthetic appearance and value of the community.

THEREFORE BE IT RESOLVED THAT: Upon submission and approval of a completed and signed architectural change form, a gas generator may be installed per the following specifications:

1. Generators must be installed by a licensed installer, and a certificate of liability insurance for the installer must be submitted to the Association prior to the installation.
2. A Town permit must be secured, and the installation must be in accordance with Town codes. In addition, a plot plan showing the specific location of the generator on the property notifying distances in feet from structures and property lines must be submitted with the architectural change request form. A copy of the property's survey is a preferable basis for the plot plan.
3. A landscape barrier plan to hide the appearance of the generator from view and depicted on the plot plan, required under #2 above, must be included with the architectural change request form.
4. The weekly test must be programmed during a weekday (Mon. - Fri.) between 2:00 PM & 4:00 PM. For the benefit of the neighbors and in the interest of maintaining a pleasant environment, a generator with the least noise level is recommended.

Homeowner is responsible for the up-keep, maintenance and appearance of the generator and landscape barrier.

GREYTHORNE BY MARRANO

RESOLUTION

(Sign Policy – Advertising and Signs)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

December 17, 2013

(Effective Immediately)

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration.

THEREFORE BE IT RESOLVED THAT: Except for signs erected by or with the permission of the Sponsor in connection with the initial development, lease or sale of Lots or Units, no additional sign or other advertising device of any nature shall be placed for display to the public view on any Lot or other portion of the Property (including temporary signs advertising property for sale or rent) except with the consent of the Board of Managers.

Open House signs will be permitted at the entrance to the property and on the front lawn of the unit during the time of the Open House only. Signs must be removed immediately following the hours in which the unit is open to the public.

GREYTHORNE BY MARRANO

RESOLUTION

(Holiday Decorations Policy)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

January 21, 2014

Revised 2/23/16, 11/15/18

(Effective Immediately)

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy regarding holiday decorations pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration.

THEREFORE BE IT RESOLVED THAT:

- 1. Decorations observing the winter holiday season may be installed by the unit owner no sooner than the first Saturday before Thanksgiving and must be removed no later than January 15th.**
- 2. Inflatable decorations/ornamentations of any kind – or other decorations that impinge upon the quiet enjoyment of the community are not permitted.**

GREYTHORNE BY MARRANO RESOLUTION

**(Landscape Beds Ornamentation Policy)
OF THE
BOARD OF MANAGERS
OF
GREYTHORNE BY MARRANO CONDOMINIUM**

ADOPTED

February 23, 2006

REVISED 12/13/2006

REVISED 12/20/23

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy regarding landscape ornamentation pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration.

THEREFORE BE IT RESOLVED THAT: Due to the concern of conformity as well as preserving the appearance and value of the community, the following shall apply to landscape beds/plantings:

1. Front elevation and street facing hard surfaces, landscape beds and grassed areas shall not contain statues, ornamentations, etc.
2. Homeowners may place no more than a total of five (5) pots and/or potted plants on front elevation and street facing hard surfaces and landscaped beds. No pots or potted plants are to be placed on grassed areas or in landscape beds which contain a fire hydrant.
3. Homeowners may place pots, potted plants, statues and ornamentations in rear of units on hard surfaces and/or landscape beds but not on grassed areas.

GREYTHORNE BY MARRANO

RESOLUTION (Architectural Committee)

OF THE BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

February 14, 2017

WHEREAS, the Board of Managers of the Greythorne By Marrano Condominium is empowered to govern the affairs of the Condominium Association pursuant to Article III of the ByLaws.

WHEREAS, the Board deems it necessary to set policy & procedure regarding an Architectural Committee (Section 3.03).

THEREFORE BE IT RESOLVED THAT: the Board has adopted, for assistance and advisement as required, policy and procedure as follows:

ARCHITECTURAL COMMITTEE RESOLUTION

The Board of Managers hereby designates the Architectural Committee to oversee those provisions of the Declaration pertaining to the exterior appearance of Association property including landscaping; and any structural or decorative (non-structural) additions, alterations or improvements to the exterior of any Unit or lot; and to assist and/or advise the Board and management with the following actions:

- **Property Improvement:** Review proposed plans for property improvements, changes or modifications to unit exterior or the lot located thereon; and submit recommendation to the Board. The goal shall be to maintain a certain aesthetic of the existing community with regard to style and color. Final approval/disapproval shall be determined by the Board of Managers.
- **Unit Sale/Refinance:** Prior to the sale or refinance of a property, determine whether or not the unit/lot located thereon or another portion of the property (a) complies with the architectural standards and any Board approved plans pertaining to the exterior appearance, design or maintenance, or (b) violates any Declaration/ByLaw provisions. Upon determination, submit an Architectural Compliance Certificate (conclusive & binding) signed by the Chairperson of the Architectural Committee or other Board Member, to management for processing.
- **Monitor architectural standards and recommend any changes thereto for board adoption.**
- **Report all committee activities and submit meeting minutes to the Board of Managers.**

The Architectural Committee shall be volunteers who come forward and submit their names to the Board of Managers for consideration; this committee shall consist of a liaison from the board who is appointed by the president of the Board of Managers, and contain no more than three (3) additional unit owners but no less than two (2).

GREYTHORNE BY MARRANO

RESOLUTION (Welcome and Sunshine Committee)

OF THE BOARD OF MANAGERS

OF GREYTHORNE BY MARRANO

ADOPTED
February 14, 2017

WHEREAS, the Board of Managers of Greythorne By Marrano is empowered to govern the affairs of the Condominium Association pursuant to Article III of the ByLaws.

WHEREAS, the Board deems it necessary to set policy & procedure regarding a Welcome and Sunshine Committee (Section 3.03).

THEREFORE BE IT RESOLVED THAT: the Board has adopted policy and procedure as follows:

Welcome and Sunshine Committee

The Board of Managers hereby designates the Welcome and Sunshine Committee to advise and assist the Board as follows:

➤ Purpose

The Committee's purpose is to welcome new members and to further enhance the culture of our caring community and positive connection for Greythorne members. Members will receive important information when they arrive and appropriate acknowledgement to association members as needed (i.e. illness, bereavement, births, etc.) in order to promote fellowship. Committee will be sensitive to a person's choice of privacy.

➤ Membership

The Committee shall consist of a liaison being a member of the Board of Managers and volunteers from the association membership. All who submit their name are welcome.

➤ Welcome and Sunshine Committee Duties

1. Welcome new members to the Association through a letter that is included when they arrive, which includes important numbers and information they may need as a condominium owner. (Welcome letter and list was already completed and sent out at the beginning of the year). List will be updated annually.

2. Send cards or other appropriate acknowledgement to association members as needed (i.e. illness, bereavement, births, etc.).

➤ Activities

Any Association member knowing of a situation where the services of the committee may be needed should contact one of the Board of Managers and/or one of the members of the Committee to determine what action if any should be initiated.

GREYTHORNE BY MARRANO

RESOLUTION **(Winter Parking Resolution)** *Effective Immediately!*

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

February 14, 2017

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration.

THEREFORE BE IT RESOLVED THAT: In order to facilitate snow removal efforts, minimize parking problems and allow ingress and egress of emergency vehicles, the Board has adopted the following policy:

- 1. There will be no parking on roadways from 11:00 p.m. to 7:00 a.m. from November 1st through April 1st.**
- 2. Driveways with a car parked in it will not be plowed due to liability issues for the snow contractor as well as the association.**
- 3. No parking in front of mailboxes during daytime hours. This will allow the mailboxes to be shoveled when the snow contractor is on the property and retain access for the mail delivery person.**

Violations will be subject to penalties pursuant to Article VII, of the Greythorne By Marrano Condominium By-Laws (monetary fines and/or towing).

GREYTHORNE BY MARRANO

RESOLUTION

(Estate/Garage/Yard Sales & Public Auction Policy)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO

ADOPTED

JUNE 13, 2017

WHEREAS, the Board of Managers of Greythorne By Marrano is empowered to govern the affairs of the Condominium Association pursuant to Article III of the ByLaws.

WHEREAS, the Board deems it necessary to set a policy regarding Estate/Garage/Yard Sales and Public Auctions pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of Greythorne By Marrano Declaration.

THEREFORE BE IT RESOLVED THAT: in the best interest of the residents of Greythorne By Marrano, the Board has adopted the following policy:

- > Estate Sales, Garage Sales, Yard Sales and Public Auctions are strictly prohibited due to liability and safety concerns (i.e. narrow roads, property damage, privacy issues, etc.) within this private community.**
- > Violators will be subject to penalties (including but not limited to monetary fines, legal fees, etc.) pursuant to Article VII of the Greythorne By Marrano ByLaws.**

GREYTHORNE BY MARRANO

RESOLUTION

(Storm Door Guidelines)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

October 16, 2019

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy regarding storm door installation pursuant to the Greythorne By Marrano Condominium Declaration, Article X, Section 10.08 - Additions, Alterations and Improvements.

THEREFORE BE IT RESOLVED THAT: Upon submission and approval of a completed and signed architectural change form, a storm door may be installed per the following specifications:

- Storm doors for entrance doors shall be full view one piece glass and full view one piece screen (no double or split).**

- The color of the door shall match the color of the existing trim.**

GREYTHORNE BY MARRANO

RESOLUTION

(Landscape Bed - Mulch Policy)

OF THE

BOARD OF MANAGERS

OF

GREYTHORNE BY MARRANO CONDOMINIUM

ADOPTED

April 27, 2020

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy regarding landscape bed mulch pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration.

THEREFORE, BE IT RESOLVED THAT: to ensure conformity, and to preserve the appearance and intrinsic value in our Greythorne Community, the following shall apply to landscape bed mulch:

- All mulch (front, side, and rear of units) shall be dyed black mulch.

GREYTHORNE BY MARRANO RESOLUTION

(Financial (e.g.: HOA Monthly Dues, Special Assessment or other such fee as deemed necessary by the BOM) & Architectural Violation Fines Policy)

**OF THE
BOARD OF MANAGERS
OF
GREYTHORNE BY MARRANO CONDOMINIUM**

ADOPTED

February 24, 2021

REVISED July 17, 2024

WHEREAS, the Board of Managers ("BOM") of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III, Section 3.02 of the Bylaws.

THEREFORE BE IT RESOLVED THAT: Any assessment not paid by the first of the month is deemed delinquent and shall be subject to the following procedure.

HOA Monthly Dues, Special Assessments or other such fee as deemed necessary by the BOM - Delinquent Payment

- After sixty calendar days of non-payment, a fine of 5% of the outstanding balance shall be charged to the homeowner's account. This fine shall be assessed and compounded for each month of delinquency.
- After six consecutive months of non-payment, the homeowner's account shall either be:
 - (a) Turned over to legal counsel to begin the process of filing a lien on said property, or
 - (b) Tracked internally by the BOM for full repayment. At the time of sale of said property, the amount in delinquency shall be paid as a contingency of closing.

The unpaid amounts shall reflect the amount due from the homeowner plus any legal expense incurred the collection efforts, with the BOM making the decision on a case-by-case basis. If a lien is filed, the homeowners shall be responsible for paying all past due assessments and any expenses incurred in this regard. If it becomes necessary to take further action (e.g.: foreclosure, personal judgment, etc.), the homeowner shall be responsible for all legal fees involved in the process. Outstanding liens on the property shall be satisfied at closing when a unit is sold.

Architectural Violations Fines Delinquent Payment

- Homeowners shall receive written notice for non-compliance. The notice shall request a remedy, or a written response outlining their plan to comply within sixty calendar days. The BOM review for approval. If the non-compliance is not remedied and the proposed plan is not approved within sixty calendar days, a \$50 monthly charge shall be assessed to the homeowner. In addition, the BOM shall proceed to remedy the non-compliance and charge all costs of remediation, including legal fees, to the homeowner,
- Unpaid balances shall be tracked by the BOM and shall follow the Delinquent Payment policy defined above.

GREYTHORNE BY MARRANO RESOLUTION

**(Outdoor Landscape Trellises)
OF THE
BOARD OF MANAGERS
OF
GREYTHORNE BY MARRANO CONDOMINIUM**

**ADOPTED
December 20, 2023**

WHEREAS, the Board of Managers of Greythorne By Marrano Condominium is empowered to govern the affairs of the Homeowners Association pursuant to Article III of the Bylaws.

WHEREAS, the Board deems it necessary to set a policy pursuant to Article X, Obligations, Responsibilities, Covenants and Restrictions of the Greythorne By Marrano Condominium Declaration to insure conformity as well as the aesthetic appearance and value of the community.

THEREFORE BE IT RESOLVED THAT: Due to the concern of conformity as well as preserving the appearance and value of the community, the following shall apply to outdoor landscape trellises:

1. Trellises are prohibited on any front or side elevation of the unit with the exception of trellises provided by the builder placed on the garage sidewall of the walkway/entryway to the unit's front door.
2. Trellises are allowed in the rear of the unit.