

**Celebration Residential Owners' Association, Inc.**  
**Parkview Townhomes Service Area**  
**Establishment of a Service Area Committee**

**2010-03**

**WHEREAS**, Chapter 3, Section 3.4 of the Community Charter for Celebration Residential Properties states that Owners of Units within each Service Area may elect a “**Service Area Committee**” in accordance with the By-Laws to represent and act on behalf of the Owners with respect to the services and benefits that the Association provides to the Service Area; and

**WHEREAS**, Article V, Section 5.3 of those certain Seconded Amended and Restated By-laws of Celebration Residential Owners' Association, Inc. (the “**CROA By-laws**”) provides that each Service Area that has no formal organizational structure or association may elect a Service Area Committee to determine the nature and extent of services, if any, to be provided to the Service Area by the Association in addition to those provided to all Members in accordance with the Charter; and

**WHEREAS**, Article V, Section 5.3 of those certain Seconded Amended and Restated By-laws of Celebration Residential Owners' Association, Inc. (the “**CROA By-laws**”) provides that A Service Area Committee may advise the Board on any other issue but shall not have the authority to bind the Board; and

**WHEREAS**, 51% of the owner members of the Parkview Townhome Service Area support the organization of a Service Area Committee and four members have submitted their names as candidates for election to the Service Area Committee;

**WHEREAS**, it is the intent of the CROA Board that this policy shall be effective as of the 24<sup>st</sup> day of August, 2010; and

**WHEREAS**, it is the intent that this Resolution shall be applicable to the current and future Board of Directors unless otherwise rescinded, modified or amended by a majority of the Board of Directors...

**NOW THEREFORE BE IT RESOLVED THAT:**


1. The Parkview Townhome Service Area Committee be established to “represent and act on behalf of the Owners with respect to the services and benefits that the Association provides to the Service Area”, in accordance with the Bylaws.
2. The Service Area Committee may determine the nature and extent of services, if any to be provided to the Service Area by the Association in addition to those provided to all Members in accordance with the Charter.
3. The Service Area Committee may advise the Board on any other issue but shall not have the authority to bind the Board.


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4. The Service Area Committee's authority would be limited to oversight of the maintenance provided to assure that it is in line with the Community wide standard, to organize suggestions and requests to the Association regarding the level of services being provided, to make recommendations to the owners regarding the level of services being provided, and whether additional services may be of interest and benefit to the homeowners within that service area, and general oversight of the extent and quality of the services being provided by the Association and the level of assessments being incurred by the homeowners within the service area.
5. The Service Area committee shall consist of three to five Members, as determined by the vote of at least 51% of the Owners within the Service Area.
6. The Service Area Committee members shall be elected for a term of one year or until their successors are elected, or such other term as may be permitted under a Supplement governing the Service Area. Any director elected to the Board of Directors from a Service Area shall be an *ex officio* member of the Committee.

Executed this 24<sup>th</sup> day of August, 2010

Celebration Residential Owners' Association, Inc.

By:   
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Don McDonald  
Its: President

By:   
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Alex Carius  
Its: Secretary