

**Board of Directors Resolution of:  
Amendment to KMMA By-laws Article 10.3**

On the 7<sup>th</sup> day of November, 2013 at the annual meeting of the Board of Directors of Keatington Meadows Maintenance Association (KMMA), with a quorum of the directors present, the following business was conducted:

In order to have greater control moving forward in collecting past dues owed, a vote was made by all members in good standing and present at the annual meeting to amend article 10.3 to file and collect upon a lien placed on a residence delinquent on Association Dues or Special Assessments. It was stated that the verbiage was to be determined after the fact by a lawyer and voted unanimously in favor of the amendment authorizing the Board to draft and enact the amendment to the by-laws.

The Board hereby resolves that Article 10.3 is deleted and is adopting a new Article 10.3 with the following language:

Article 10.3

No member may obtain an exemption from liability for Association Dues and Special Assessments by waiving the use or enjoyment of the common areas of Keatington Meadows or by the abandonment of such member's lot. All Association Dues and Special Assessments shall constitute an obligation which is binding upon and run with each Lot in the Subdivision. Any member failing to timely pay such annual assessments and special assessments shall be a delinquent member and not in good standing.

In the event of non-payment of any Association Dues or Special Assessment when due, the Association shall have the right to exercise any one or more of the following remedies including all remedies permitted at law or in equity without such constituting an election of remedies:

A. File a lien upon such Lot by recording the appropriate lien with the Oakland County Register of Deeds.

B. Enforce the collection of the delinquent Association Dues and Special Assessments by suit at law for a money judgment and/or by the foreclosure of the lien securing payment in the same manner that real estate mortgages may be foreclosed by actions under Michigan law. The expenses incurred in collecting unpaid Association Dues and Special Assessments, including interest, costs and attorneys' fees and any other expenses paid by the Association to protect its lien, shall be chargeable to the delinquent member and shall be secured by the lien upon such member's lot.