

RESOLUTION

WHEREAS, the Board of Directors of Timber Farms Maintenance Corporation (the "Corporation") has for some time been considering the fairness of buyers of re-sales coming into the community and immediately enjoying the facilities of the community without shouldering any share, let alone a fair share, of the enormous costs that all long-time Owners have had to endure for the upkeep of the Open Space during their ownership of Lots in the community;

WHEREAS, in considering the matter, the Board believes that imposing a fee and/or charge (collectively, a "fee") that incoming buyers pay at the time of the purchase of a Lot, exactly as many, many common interest ownership communities do, for the use of the Property is the most efficient, economical and fair way to ensure that all incoming purchasers are helping pay for the cost of the significant investments owners at Timber Farms (the "Community") have made regarding the maintenance, upkeep and improvement of the Open Space and its amenities;

WHEREAS, the Board believes that the funds from such a fee are necessary to underwrite the costs of some expenses relating to the use of the Property that will be incurred for long-term infrastructure needs in order to maintain the Open Space to the levels and standards the Community has come to expect;

WHEREAS, the Board also believes that such a fee will off-set some of the costs that present Owners are currently paying, and will, in a meaningful way, help defray the need for an immediate increase in assessments;

WHEREAS, the Board wishes to adopt a use fee for incoming buyers of Lots who will have all rights and privileges of ownership, and are the beneficiaries of the Property, but who have not paid anything for the upkeep and maintenance of the Property prior to their purchase of the Lot;

WHEREAS, the Board of Directors is permitted, pursuant to Article III, Section 3(f) of the Declaration of Restriction, as Amended (the "Declaration"), to adopt Rules and Regulations relating to the use of the Open Space at Timber Farms;

NOW THEREFORE, BE IT RESOLVED THAT the Board of the Association adopts the following additional Rule and Regulation to the previously adopted Rules and Regulations.

"FEE RELATED TO THE USE OF THE COMMON AREA.

At the time of the transfer or conveyance of a Lot from an Owner to a purchaser of such Lot, a charge and fee (collectively, the "fee") for the future use of the Open Space shall be charged to and collected from the incoming buyer of the Lot, and shall be payable to Timber Farms Maintenance Corporation (the "Corporation"). This fee shall be in an amount as set by the Board of the Corporation from time to time. The fee shall be payable at the time of the closing for the transfer or conveyance of the Lot, is not refundable, and will not be credited against annual, special or emergency assessments.

The fee set forth herein for the future use of the Open Space by the incoming buyer may be used in the discretion of the Board of the Corporation to fund the operating expenses of the Corporation, to fund unforeseen expenditures, or for any other purpose permitted to the Corporation under the Declaration of Restriction, as Amended (the "Declaration"), or the Delaware Uniform Common Interest Ownership Act. If such fee is not paid at the time of the closing, such fee shall be permitted to be treated as an unpaid assessment of the now Owner/incoming buyer, and shall become an assessment against the Lot and against the incoming buyer, who has become the Owner of the Lot.

Notwithstanding the foregoing, this provision shall not apply to the transfer of any Lot which is being transferred to a lender upon foreclosure or deed in lieu of foreclosure, nor shall it apply to any conveyance for nominal consideration or that is not subject to the realty transfer tax applicable in this State."