

**FOREST HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION NUMBER 10**

**Mill Pond and Watershed Protection Policy**

WHEREAS, Article VIII, Section 8.4, Powers and Obligations, of the Declaration of Protective Covenants, Conditions and Restricts for Forest Heights Homeowners Association, Inc. (the “Association”, “FHHOA”), and Article III, Section 3, Powers and Obligations, of the First Amended and Restated Bylaws of FHHOA provide for the management of the affairs of the Association.

AND WHEREAS, Article VIII, Section 8.10, Association Rules and Regulations, of the Declaration of Protective Covenants, Conditions and Restricts for FHHOA authorizes the Board of Directors of the Association to establish and promulgate rules and regulations;

AND WHEREAS, it is the intent of the Board of Directors to have rules that provide for good neighbor policy and that promote harmony within the community;

AND WHEREAS, in Forest Heights, special emphasis has been placed on providing enough recreational space and open space for residents to fully enjoy the outdoors;

AND WHEREAS, the Forest Heights’ watershed including Mill Pond provide{s} an important aesthetic and indirect financial asset to the community;

AND WHEREAS, this asset has been degraded and harmed by excessive sedimentation or pollution over the years;

NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall apply:

1. Activities within the boundaries of Forest Heights that could potentially have a harmful impact on Forest Heights watershed will be reviewed by the Board, management, and/or appropriate Forest Heights Homeowner’s Association committees, and, within the scope and limits of their effective authorities, they may take appropriate action to prevent or mitigate such activities.
2. The Board of Director directs the General Manager, or his/her designee, to use reasonable efforts to stay informed of and/or monitor activities outside the boundaries of Forest Heights but within the watershed draining to Mill Pond that could potentially have a harmful impact on the Forest Heights watershed. If necessary or appropriate, the General Manager will involve the Board, management, and any appropriate committees in reviewing such activities. If the Board of Directors finds that such activities present an unreasonable risk to the Forest Heights watershed, the Board shall direct the General Manager to take such steps as the Board or General Manager deems reasonable under the circumstances to prevent or mitigate said risk, which steps may include requiring impact statements and providing comments to appropriate agencies.

This Policy Resolution is adopted the 9th day of February, 2010 by the Board of Directors of the Association.

ATTEST:

**February 9, 2010**  
Date

**/Jayne Calkins/**  
FHHOA, Association Secretary