

STATE OF NORTH CAROLINA

## CORPORATE RESOLUTION

COUNTY OF BUNCOMBE

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SKYLEAF  
CONDOMINIUM COMMUNITY AT ITS REGULARLY SCHEDULED MEETING WITH A  
QUORUM PRESENT:

That pursuant to Article V, Section 3 of the By-Laws of  
the Skyleaf Condominium Community, authorization is hereby given  
to individual Unit Owners of Buildings A, B and C to make  
additions, alterations and improvements upon the Common Elements  
immediately adjacent to their respective units by the addition  
thereto of decks and patios provided the same are built in a  
manner consistent with the specifications attached hereto as  
Exhibit A and incorporated herein by reference thereto as if  
specifically set out herein.

Be it further resolved that authorization to begin such  
addition shall not be given to individual Unit Owners until the  
payment by said Unit Owners to the Skyleaf Condominium Community  
of an amount equal to said Unit Owners prorata share of the  
expense incurred by said community in the drafting of plans and  
specifications set out in Exhibit A attached hereto.

Be it further resolved that any additions, alterations  
and improvements upon the common elements immediately adjacent to  
individual units in the form of decks or patios which presently  
exist are hereby declared to be in violation of the Declaration  
of Unit Ownership and an unauthorized encroachment upon the  
Common Elements of the Skyleaf Condominium Community. However,  
said decks and patios may become an approved use by the Board of  
Directors of this Community upon application by the respective  
individual Unit owners and provided that said Unit Owner meets  
the following conditions:

1. Individual unit owner causes the deck or patio  
attached to said unit to meet the specifications  
contained in Exhibit A and attached hereto; or
2. A. The individual Unit Owner makes application in

writing to the Board of Directors for a waiver from compliance with the specifications set out in Exhibit A and attached hereto; and

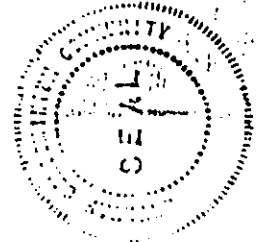
- B. If said Unit Owner requests a waiver from compliance with the specifications set out in Exhibit A and attached hereto, said unit's deck or patio does not hinder, impede or prevent the addition of properly constructed decks or patios to upper units immediately above said Unit Owners' deck or patio.

This the 14 day of October, 1980.

*Walter J. P. [Signature]* (SEAL)  
President

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Secretary of the Skyleaf Condominium Community.

*D. G. Smith* (SEAL)  
Secretary



124-1060

State of North Carolina  
County of Mecklenburg

I Claudia S. Toner a notary public of said county and state do hereby certify that D.G. Smith, Jr., personally came before me this date and acknowledged that he is Secretary of Skyleaf Condominium Community and that by authority duly given and as the act of the Corporation, the foregoing Corporate Resolution was signed in its name by the President, sealed with its Corporate Seal, and attested by himself as its Secretary.

Witness my hand and official Seal



Claudia S. Toner  
Notary Public

My commission expires October 5, 1981

124-1061

State of D.C.  
County of Princ

The foregoing certificate of Charles A. Jones a Notary Public  
of Montgomery county of D.C. (Notary Public), is certified to  
be correct. This instrument was presented, registered and recorded in  
this office at book 124, page 1058, this the  
13 day of Nov, 1980 at 12:01 o'clock P m.

Charles A. Jones  
REGISTER OF DEEDS

by \_\_\_\_\_