

**RESOLUTION OF THE DIRECTORS OF
SPINNAKER COVE HOMEOWNERS ASSOCIATION, INC.**

The Board of Directors of Spinnaker Cove Homeowners Association, Inc., an Indiana nonprofit corporation, hereby adopts the following resolutions on the 23rd day of June, 2021:

WHEREAS, the Marion County, Indiana residential neighborhood commonly referred to as "Spinnaker Cove" was developed pursuant to a "Declaration of Covenants and Restrictions," which was recorded on March 8, 1989 in the Office of the Recorder of Marion County, Indiana, as Instrument No. 89-21506 (hereafter, referred to as the "Declaration");

WHEREAS, the developer of Spinnaker Cove established the Spinnaker Cove Homeowners Association, Inc. ("Association") as a nonprofit corporation organized for the purpose of overseeing, administering, and managing the affairs of Spinnaker Cove;

WHEREAS, pursuant to the Declaration and the Amended and Restated Code of By-Laws of Spinnaker Cove Homeowners Association, Inc. ("By-Laws"), the Board of Directors serves as the governing body of the Association and has the power to do and take all such action as is or may be necessary, desirable, or appropriate to perform the duties, obligations, and responsibilities of the Board; and

WHEREAS, pursuant to Article VI, Section 6.2 of the By-Laws, the Board has the power and authority to adopt, revise, and amend reasonable rules and regulations applicable to the owners and property in Spinnaker Cove, including, but not limited to, rules and regulations applicable to use of the Lots; and

WHEREAS, pursuant to its authorities set forth in the By-Laws and the Declaration, the Board hereby adopts the following rules, regulations, and guidelines, which shall be applicable to all owners and property in Spinnaker Cove.

THEREFORE BE IT RESOLVED, that the Board of Directors has determined through a vote of the Board that it is necessary, desirable, appropriate, and in the best interest of the Association to adopt the rules and regulations set forth below; and

RESOLVED FURTHER, that the following rules, regulations, and guidelines were adopted at a duly called and held meeting of the Board of Directors, and shall be effective fifteen (15) days after distribution to the homeowners; and

RESOLVED FURTHER, that this Resolution be filed with the minutes of the proceedings of the Board.

IT IS HEREBY CERTIFIED that these resolutions were duly adopted in accordance with the Association's By-Laws, Articles of Incorporation, Declaration, and applicable law. It is further certified that these resolutions are in full force and effect as of this date, that the resolutions have not been altered, amended, modified, or rescinded, and that the same shall be true, valid, and binding upon the Association.

[SEE THE ATTACHED RULES AND REGULATIONS]

Executed on June 23rd, 2021

Board of Directors
Spinnaker Cove Homeowners Association, Inc.,



Signature of President

Dillon R. Buscher

Printed Name



Signature of Secretary



Printed Name

RULES AND REGULATIONS
CONCERNING THE USE OF GRILLS

Per the Indiana Fire Code Section 307.5, no gas or charcoal grills, fire pits, or other open-flame cooking device or item may be placed on any upper-level balconies in Spinnaker Cove. For first floor patios, no charcoal burners, fire pits or other open-flame cooking devices or item are allowed except for (a) small gas grills having an LP-gas container weighing one pound or less, and (b) larger gas grills but only if they are operated and allowed to cool down completely at least ten feet (10') from the building. Any grill, fire pit, cooking device, or other open-flame item placed on a Lot is subject to removal by the Association if it is deemed in violation of this rule, or if removal is necessary to comply with state or local fire codes. Additionally, the Association may pursue any action, in law or equity, to enforce this rule against the Owner in violation. All costs incurred by the Association in enforcing this rule, including, but not limited to, attorney fees, shall be paid by the violating Owner.

Revised April 2021
Spinnaker Cove Homeowners Association, Inc.

Maintenance Check List

This Maintenance Checklist was developed to assist homeowners, the Spinnaker Cove Homeowners Association Board, and Kirkpatrick Management in understanding responsibilities for maintenance-related issues. Homeowners are responsible for the maintenance of their residences unless a maintenance issue is specifically addressed in the Spinnaker Cove Covenants as a Spinnaker Cove HOA responsibility. The Spinnaker Cove HOA is not responsible for any costs attributed to a homeowner's negligence. This checklist may be updated and amended by the Board. This document does not replace the ByLaws or Declarations, but a policy for operating.

DESCRIPTION	HOMEOWNER RESPONSIBILITY	SPINNAKER COVE RESPONSIBILITY	BOARD APPROVAL-NOTES
Address:			
• Numbers		X	
Brick (exterior):			
• Tuck Pointing		X	
• Replacement		X	
Chimney:			
• Flashing		X	
• Flue & Firebox Cleaning	X		
• Exterior (masonry, wood)		X	
Balconies/Patios/Fences:			
• Wood replacement		X	
• Staining		X	
• Concrete (original)		X	
• Additions (decks, pavers, etc)	X		X
Doors:			
• Front Entry, Patio, Balcony maintain	X		
• Front Entry – Replacement	X		ACC per design rule
• Patio, Balcony – Replacement		X	
• Screen/Storm	X		ACC per design rule
• Front Entry Painting		X	
• Caulking		X	
• Trim		X	
• Frames (exterior)	X		
• Operations/Adjustments	X		
• Thresholds	X		

DESCRIPTION	HOMEOWNER RESPONSIBILITY	SPINNAKER COVE RESPONSIBILITY	BOARD APPROVAL-NOTES
Driveways:			
<ul style="list-style-type: none"> • Crack Repair 		X	
<ul style="list-style-type: none"> • Replacement 		X	
Dryer Vents:			
<ul style="list-style-type: none"> • Exterior Vent Caps/Repair/Replace 		X	
<ul style="list-style-type: none"> • Interior Ducts/Repair/Replace 	X		
Exterior Modifications:	X		ACC per guidelines
Slabs/Floors including garage:	X		
<ul style="list-style-type: none"> • Footers/Foundations 		X	
Garage:			
<ul style="list-style-type: none"> • Flooring 	X		
<ul style="list-style-type: none"> • Overhead Door 			
<ul style="list-style-type: none"> • Repair 	X		
<ul style="list-style-type: none"> • Replace 	X		ACC per guidelines
<ul style="list-style-type: none"> • Operation 	X		
<ul style="list-style-type: none"> • Painting (exterior only) 		X	
<ul style="list-style-type: none"> • Automatic Door Opener and Remote Controls 	X		
<ul style="list-style-type: none"> • Exterior Key Pad 	X		
Heating, Ventilating, Air Conditioning Equipment:			
<ul style="list-style-type: none"> • Repair/Replacement 	X		
<ul style="list-style-type: none"> • Replace Slab/Outdoor Pad 	X		
<ul style="list-style-type: none"> • Ducts 	X		
Interior Repairs (including settling cracks):	X		
Insurance:			
<ul style="list-style-type: none"> • General Liability, D&O 		X	
<ul style="list-style-type: none"> • Exterior Building & Common Area 		X	
<ul style="list-style-type: none"> • Personal Belongings & Unit Improvements Liability including dedicated utility structure - Owner is encouraged to review coverage annual and provide the representative with the HOA Declarations and Maintenance Checklist. 	X		

DESCRIPTION	HOMEOWNER RESPONSIBILITY	SPINNAKER COVE RESPONSIBILITY	BOARD APPROVAL-NOTES
Landscaping: <i>all care is weather timelines are subject to change without notice.</i>			
• Tree and Shrub Care		X	
• New Growth ONLY Pruning		X	
• Spraying - grounds & mulch beds		X	
• Replacement of trees, shrubs and bushes that were initially installed and have died.		X	
• Removal of dead & overgrown shrubs and bushes in all areas		X	
• Addition of new trees, shrubs and bushes not part of the original landscaping.	X		ACC <i>Design Guidelines</i>
Lawn Care: <i>all care is weather timelines are subject to change without notice.</i>			
• Mowing		X	
• Trimming		X	
• Fertilization		X	
• Replacement and Seeding		X	
• Watering	X		
• Grub Control		X	
Lighting:			
• Interior	X		
• Exterior (front and back door)	X		ACC <i>per Guidelines</i>
• Light Bulbs	X		
• Front of garage		X	
• Repair		X	
• Fixture Replacement (all)		X	
Photo Control		X	
Bulb replacement		X	

DESCRIPTION	HOMEOWNER RESPONSIBILITY	SPINNAKER COVE RESPONSIBILITY	BOARD APPROVAL-NOTES
Painting:			
• Interior	X		
• Exterior of building		X	
• Front Door		X	
• Garage Door		X	
• Gutters		X	
Pest Control:			
• Interior	X	<i>HOA- Attic Critters ONLY</i>	
• Exterior	All insects & Animals	<i>HOA-Carpenter Bees & Carpenter Ants ONLY</i>	
• Interior Damage	X		
Roofs:			
• Shingles (normal life wear/tear)		X	
• Shingles – abnormal damage caused by fire, weather, other acts		X	
• Flashings		X	
• Gutters		X	
• Downspouts		X	
• Extensions		X	
Roof Leak Damage:			
• Repair (exterior)		X	
• Repair Drywall		X ONLY if roof or window/door leaks	
• Repainting (interior)	X		
Satellite Dishes:			
• Installation Per Owners Manual	X		<i>ACC for location</i>
• Damage from installation	X		
Screens: <i>same style as the in place element</i>			
• Doors	X		
• Windows	X		
• Porches	X		
• Interior Damage	X		

DESCRIPTION	HOMEOWNER RESPONSIBILITY	SPINNAKER COVE RESPONSIBILITY	BOARD APPROVAL-NOTES
Sidewalks, Steps and Stoops:			
• To Front Door		X	
Siding (exterior):		X	
Snow Removal (3" or more): <i>after the snow stops & timeline depending on contractor timeline</i>			
• Driveways		X	
• Street sidewalks	<i>X-optional, not required</i>		
• Front entry walkway		X	
• Streets - <i>courtesy inclusion due to City service cycle</i>		X	City of Indpls
Streets:			
• Curbed Streets (Repair/Replace)	City of Indpls	City of Indpls	
• Parking lot at clubhouse		X	
Underground Utilities: Electrical, Sanitary and Water (serving each home)			
• Within Structure & Slab	X		
• Exterior Spigots	X		
• Outside Structure (connecting with main line)		X	
Windows:			
• Glass	X		
• Operation	X		
• Washing	X		
• Exterior Trim/Frame		X	
• Trim (interior)	X		
• Replacement	<i>not allowed by owner</i>	X	
• Skylight	<i>not allowed by owner</i>	X	
Wiring and Conduit:			
• Interior	X		
• Cable Television	X		
• Computer Technology	X		
• Telephone	X		