

HUNTING RIDGE

RESOLUTION REGARDING USE OF PREMISES

Whereas, Article VI, Section 1 of the Declaration gives the Board of Directors the right to maintain and administer the general common elements, and

Whereas, Article VIII, Section 3 of the By-Laws prescribes certain restrictions of use for the common elements, and

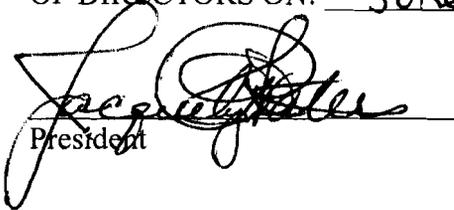
Whereas, Article VIII, Section 3 (a) states "nuisances shall not be permitted on Condominium property or within any Unit, nor shall any use or practice be permitted which is or becomes a source of annoyance to the Unit Owners, and

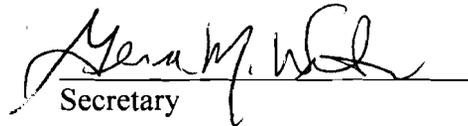
Whereas, Article VIII, Section 3 (d) states " no Unit Owner shall obstruct any of the Common Elements."

Now Wherefore, Be it resolved that the Association, by its Board of Directors, hereby adopts the following rules and regulations:

1. Loitering shall not be permitted within the General Common Elements.
2. This rule may be enforced by fines, suspension of voting rights, and legal action where appropriate.
3. This rule may be enforced by Police Officers hired by the Association.
4. Loitering includes, but is not limited to, blocking a sidewalk, walkway, driveway, road, or other point of access to the community and buildings, standing or congregating in the community in a manner which is likely to intimidate or which is combined with verbal harassment of others.
5. Loitering has the definition outlined in County Code Section 14-139.03, a copy of which is attached to this resolution.

RESOLUTION EFFECTIVE June 23, 2011 AND ADOPTED BY THE BOARD OF DIRECTORS ON: June 22, 2011

  
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President

  
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Secretary

**Sec. 14-139.03. Loitering.**

(a) In this Section, "loiter" means for a person to:

(1) Remain on a public street, sidewalk, or pathway, including one privately-owned but used by the public in general, so as to obstruct the free passage of a pedestrian or vehicle after a regular or special police officer has notified the person that the action is unlawful and has requested the person to move;

(2) Remain in or on a vehicle on a public street, sidewalk, or pathway, including one privately-owned but used by the public in general, so as to obstruct the free passage of a pedestrian or vehicle after a regular or special police officer has notified the person that the action is unlawful and has requested the person to move;

(3) Refuse or fail to leave a private business, commercial establishment, or parking lot that is posted with conspicuous "No Loitering" signs if the business or establishment is not open for business, and the person has been requested to leave by the owner, the owner's agent, or a regular or special police officer, unless the person:

(A) Has written permission from the owner, lessee, or operator to be present; or

(B) Is window-shopping under conditions and at a time of the day or night that would be considered conducive to that activity;

(4) Refuse or fail to leave a private business or commercial establishment that is open for business, or a parking lot of the business or establishment, after having been requested to do so by the owner or the owner's agent;

(5) Refuse or fail to leave a public building, public grounds, or a public recreational area, or a parking lot of a public building, public grounds, or a public recreational area, after being requested to do so by a regular or special police officer or by a regularly employed guard, watchman, or other authorized employee of the agency or institution responsible for the public building, public grounds, recreational area, or parking lot if the circumstances indicate that the person has no apparent lawful business or purpose to pursue at that place;

(6) Return, for no apparent lawful business or purpose, to the same public or private property from which the person was asked to leave within 24 hours before.

(b) This Section does not prohibit picketing or orderly demonstration by labor unions or members of the public.

(c) A person who loiters is guilty of a misdemeanor and, on conviction, is subject to:

(1) For the first offense, a fine not exceeding \$100 or imprisonment not exceeding 10 days, or both; and

(2) For a subsequent offense, a fine not exceeding \$500 or imprisonment not exceeding 30 days, or both.

(d) No person shall be charged with a violation of this Section unless and until the arresting officer has first warned the person of the violation and the person has failed or refused to stop the violation.

(CB-89-1995)