

SILVERCREEK TOWNHOMES ASSOCIATION

Resolution of the Board of Trustees

Resolution # 25-01

Authorization to Conduct an Estate Sale

This Resolution (the "**Resolution**"), is hereby adopted by majority vote of a duly constituted Quorum of the Board of Trustees of the Silvercreek Townhomes Association on this ____ day of February, 2025 (the "**Resolution Date**").

RECITALS

WHEREAS; ARTICLE II Section 5 of the Declaration states: *"The Trustees shall have the authority to promulgate rules and regulations for the governance of the Properties, and persons within the Properties."*

WHEREAS; SECTION 3.8 of the Bylaws states: *"A majority of the number of Trustees in office shall constitute a Quorum for the transaction of business at any meeting of the Board of Trustees. The act of a majority of the Trustees present at any meeting at which a Quorum is present shall be the act of the Board of Trustees."*

WHEREAS; On the Resolution Date, a Quorum was present and a majority of that Quorum did vote in the affirmative on this Resolution to wit;

THEREFORE BE IT RESOLVED; any Owner may conduct an Estate Sale from their Townhome on a 1-time basis, subject to the terms and conditions set forth below. An Estate Sale is defined as:

"A sale or auction to dispose of a substantial portion of the property/possessions owned by the Owner of a Townhome located in the Property, who is recently deceased or who must dispose of their property/possessions to facilitate a move."

Authorization to conduct any Estate Sale is subject to the following terms and conditions:

1. Written approval from the Board of Trustees authorizing the subject Estate Sale.
2. Appropriate Notice (in the form attached as Exhibit A – "Notice of Estate Sale") given to the surrounding Townhome Owners identified by the Board of Trustees.
3. All property/possessions involved in the Estate Sale must remain inside the Townhome.
4. The Length of the Estate Sale is limited to a maximum of three (3) consecutive days.

5. The Estate Sale will not interfere with the Quiet Enjoyment of other Owners in the community.

CERTIFICATION

I, THE UNDERSIGNED, do hereby certify that I am the acting President of The Silvercreek Townhomes Association, a Utah nonprofit corporation, and that the Board of Directors thereof have adopted this Resolution as set forth herein.

IN WITNESS WHEREOF;

Adam Witt – Board of Trustees President