

RESOLUTION ADOPTING FIRE SPRINKLER REGULATIONS FOR WHITLOCK PARK
MEDICAL AND PROFESSIONAL CENTER OWNERS ASSOCIATION, INC.

WHEREBY, the Board of Directors for Whitlock Park Medical And Professional Center Owners Association, Inc. ("Association") has determined that it is in the best interest of the Association to adopt various Regulations in order to further clarify and define the Declaration of Covenants;

WHEREBY, Section 15(f) of the Bylaws provides that the Board shall have the power to make rules and regulations, and further, Section 15(d) of the Declaration grants the Board discretion regarding interpretation of the Association's maintenance standards and obligations;

WHEREBY, Section 15(b) of the Declaration of Covenants requires the Association to maintain and keep in good repair Areas of Common Responsibilities, which include "...all utilities serving more than one Unit and not otherwise maintained by the utility provider.";

WHEREBY, the fire sprinkler system is a water utility serving more than Unit, which is not maintained by the City of Marietta, and the Units do not contain individual shut-offs for the system;

WHEREBY, it is in the best interests of the Association and all the Unit Owners that the fire sprinkler system be maintained, repaired, and inspected in a uniform manner; and

WHEREBY, the Board of Directors for Whitlock Park Medical And Professional Center Owners Association, Inc. ("Association") has voted unanimously in favor of the proposed Regulations;

WHEREFORE, the following Regulations are hereby adopted by the Association, and are effective upon mailing copies to all the Unit Owners.

FIRE SPRINKLER MAINTENANCE REGULATIONS

- a) The fire sprinkler system for Whitlock Park Medical and Professional Center shall be considered an 'area of common responsibility' and therefore shall be maintained, repaired and inspected by the Association.
- b) It is the Unit Owner's obligation and duty to place the Association on notice of any issues or defects with the fire sprinkler system as soon as possible. The Association will not be liable for any loss or damage caused by the fire sprinkler system, unless the owner placed the Association on written notice of any issue or defect and the Association fails to correct the problem within a reasonable period of time.
- c) Pursuant to Section 16 of the Declaration, the Association shall have the right to enter into a Unit for the purpose of inspecting, servicing, maintaining or repairing the fire sprinkler system. This right shall extend to the agents and vendors of the Association, and all emergency personnel in the performance of their duty, including fire fighters.
- d) The Association shall give reasonable notice to Unit Owners regarding date and time of entry for the purposes outlined above, except in the case of emergency upon which the Association shall have right of immediate entry.
- e) Unit Owners will also allow access as needed to other Unit Owners in the case of an emergency related to the fire sprinkler system.

The foregoing Regulations were adopted by resolution of the Board of Directors for
WHITLOCK PARK MEDICAL AND PROFESSIONAL CENTER OWNERS ASSOCIATION,
INC. on this 16 day of JUNE, 2011, as indicated by signatures below.

Signature: Carol Hammock

Carol Hammock, President

Signature: Larry Panetta

Larry Panetta, Treasurer

Signature: Michael Rome

Michael Rome, Secretary