

The Sunridge Patio Homes Board of Directors is pursuing legal action against a non-compliant homeowner.

It is a waste of community resources to pursue legal action because of one non-compliant homeowner and the board is doing so with unanimous reluctance.

However, it is the board's fiduciary* responsibility to uphold the Covenants, Conditions and Restrictions of the community as stated in our legal documents.

Sunridge Patio Homes Bylaws Article 5: Directors

Section 2. Power and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done by the members. The powers of the Board of Directors shall include, but not limited to, all of the rights and duties of the Board of Directors as set forth elsewhere in these Bylaws and the Articles of Incorporation, and in the Covenants, Conditions and Restrictions applicable to the property described in Article III above, and shall also include the power to promulgate such rules and regulations pertaining to such rights and duties as may be deemed proper and which are consistent with the foregoing ..

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
SUNRIDGE PATIO HOMES**

**Article 5
Architectural Control**

*A *fiduciary* is someone who has undertaken to act for and on behalf of another in a particular matter in circumstances which give rise to a relationship of trust and confidence. A *fiduciary* duty is the highest standard of care at either equity or law.