

Lexington Condo-Homes Association
Website and Social Media Rule
ARR 4.12

Adopted May 22, 2019

Pursuant to the Master Deed of Lexington Condo-Homes, as recorded in Liber 5967, Pages 452-488, inclusive, Wayne County Records (hereinafter the “Master Deed”), and the Condominium Bylaws attached thereto (hereinafter the “Condominium Bylaws”), as amended, each owner of a unit in the Lexington Condo-Homes is a member of the Lexington Condo-Homes Association (hereinafter the “Association”);

The Association is responsible for administering the affairs of the Lexington Condo-Homes, (hereinafter the “Condominium”), and pursuant to Article I, Section 4 of the Bylaws the Board of Directors has all powers and duties necessary for the administration of the affairs of the Association;

The Association hereby adopts this Rule in accordance with Article II(f) of the Articles of Incorporation of the Association, Article I, Section 4(a) of the Bylaws, and Article VI, Section 11 of the Bylaws, in order to issue guidelines for Website and Social Media use pertaining to the Association;

NOW, THEREFORE, BE IT RESOLVED THAT, in accordance with the above-referenced provisions of the Articles of Incorporation and Condominium Bylaws, the Association hereby ADOPTS this Website and Social Media Rule:

1. Social Media. The Association, through its Board of Directors, may create or utilize various social media account(s), hotlines or webpage(s) to promote, advertise or inform the general public or the Co-owners regarding the Condominium. The Board of Directors may regulate the information provided and shared to the general public or Co-owners

2. Use of Association Name. Except as authorized by the Board of Directors, no Co-owner or Nonco-owner occupant may use the name of Lexington Condo-Homes Association, or any derivative thereof, in any website domain name, web address, URL, or social media address, including Facebook. No Co-owner or Nonco-owner occupant may use the name Lexington Condo-Homes Association, or any derivative thereof, in any printed, electronic, or promotional material without the Board of Directors’ prior written consent. However, Co-owners and Nonco-owner occupants may use the name Lexington Condo-Homes Association in printed, electronic, and promotional material where such words are used solely to specify where their respective Unit is located within Lexington Condo-Homes.

3. Electronic Communications. Pursuant to MCL 450.2406(a), any notice required to be sent by the Association to a member may be sent by electronic transmission (e-mail) to the e-mail address supplied to the Association by that member if the member has consented, in writing, to notice by electronic transmission. Any member who has previously consented to notice by electronic transmission may withdraw such consent or change the e-mail address to be

used for such notification by providing the Association with a written notice withdrawing the consent or changing the e-mail address to be used by the Association.

The Association will maintain a list of e-mail addresses of members who have consented to notice by electronic transmission and a list of the e-mail addresses of members who have withdrawn their consent. These lists of email addresses shall be maintained by the Board of Directors and not be distributed to or shared with members except as may be required under the Condominium Documents and Michigan law; and in accordance with MCL 450.2487(7), members do not have a right to inspect such lists as it would impair the rights of privacy and free association of the members. The use of e-mail address lists obtained as a result of having been supplied to the Association by a member shall be used solely for Association purposes and with the approval of the Board of Directors.

4. Enforcement. If the Association determines, in the sole discretion of the Board of Directors, that the Website and Social Media Rule is being violated, the Association may send written notice to the offending Co-owner and/or Nonco-owner occupant and may utilize any remedy provided for in Article XI of the Condominium Bylaws including the ability to commence legal proceedings and/or assess monetary fines for violations in accordance with Article XI of the Bylaws and any Rule pertaining to the imposition of Fines, currently ARR 1.7 (Fines/Charges for ARR/By-law Violations and Late Fees).

This Website and Social Media Rule was approved as of the date provided above by the Board of Directors of Lexington Condo-Homes Association and shall become effective thirty (30) days after mailing or delivery to the designated voting representative of each Co-owner.