

TAYLOR HARBOR CONDOMINIUM ASSOCIATION
Resolution of the Declaration of the Association

Enacted: November 12th, 2020

Effective: December 1st, 2020

Policy Resolution: Resolution on unit element replacements

WHEREAS, the Board of Directors is compelled to uphold and enforce the Declaration of the Association without prejudice.

WHEREAS there has been concerns that unit owners replacing unit elements like windows, patio or balcony doors, entry and storm doors, exterior light fixtures, garage doors or any other unit element that has an exterior surface on or outside the exterior perimeter of the building are deviating from Declaration 8.(a). The Board is also concerned on the timeframe it has taken some owners to complete these replacements.

THEREFORE, this issue found in the Declaration of the association needs further clarification as to the intent of Section 8.(a) of the Declaration of the Association.

THEREFORE BE IT RESOLVED, the following interpretation of Declaration 8.(a) will be followed and enforced as documented in the meeting minutes of the November 12th, 2020 Board meeting with all Board members present and holding quorum voting in favor:

**Exterior facing unit element replacement
Declaration Section 8.(a)**

1. Any unit element that has a surface on or outside the exterior perimeter of the building shall be replaced with material of like color and style. Deviations from the original construction without explicit approval from the Board of Directors is not allowed.
2. Unit owners who decide to replace the unit elements will have 30 days to complete from the start of the project unless explicit approval from the Board of Directors is received.
3. Work hours of any unit element replace is to be between the hours of 8:00am and 6:00pm Monday thru Saturday.
4. Any owner found in violation of the above interpretation may be fined as defined in the violation policy found in the rules and regulations for the Association.