EDGEWATER TERRACE CONDOMINIUM ASSOCIATION, INC.

AMENDMENT TO BY-LAWS

BE IT RESOLVED that Article X of the By-Laws shall be amended to read as follows:

ARTICLE X

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments not paid on or before **(30)** days after the due date shall be delinquent, and the Unit Owner shall be charged interest on the unpaid assessment or, alternatively, the Board may elect to impose a minimum late charge upon such Unit Owner in an amount to be specified by the Board. The Board shall follow a uniform policy as to whether a late penalty or interest shall be imposed. If a member fails to pay the assessment within the time herein specified, such failure shall constitute a default hereunder and the Board shall take such appropriate measures as may be allowable by law, including but not limited to, the filing of a statement of condominium lien in accordance with the act, which statement shall be signed and verified by the Secretary or any other officer authorized by the Board.

Adopted November 4, 1999

(Revised, January 20, 2000)

EDGEWATER TERRACE CONDOMINIUM ASSOCIATION, INC.

ASSESSMENT PAYMENT POLICY

(Adopted by the Board of Directors
on January 12, 2000)

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. **Assessments are due and payable on the (1st) of each month. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall be in default and a $10.00 per month penalty shall be imposed for outstanding balances in excess of $25.00**, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for therein by nonuse of the Common Areas or abandonment of his Unit.

JEFFREY L. MURRELL, ESQ.

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ETCA MEMORANDUM

TO: Terry Handel/Hunt Management, Inc. March 6, 2000

The following residents have graciously volunteered to serve on our standing Grievance Committee to be convened whenever there is cause, per §XVII of the ETCA Rules & Regulations:

I. PRIMARY MEMBERS

Regularly Presiding Board Member/Chairperson

Attorney James Eben, 12-E (TEL: 289-9755)

Regular Members at Large

1. Marty Castleberg, 6-B (TEL: 276-1929)
2. Dr. Donald Hands, 10-B (TEL: 270-9842)
3. ~~Lawrence Biesiadny, 12-B (TEL: 273-6936)~~

II. ALTERNATE MEMBERS (in case of conflicts, illness, etc.)

Alternate Board Member to Preside as Chairperson

Terry Schulte, Unit 15-A (TEL: 347-0415)

Alternate Members at Large

1. Lila Nasr, 2-A (TEL: 273-0538)
2. Jon Barsanti, Jr., 8-D (TEL: 224-7578)
3. Lowell Warshawsky, 11-A (TEL: 291-0474)

As we've discussed in the past, §XVII., C. of the Rules provides that management must first attempt to resolve any complaint with an offending party. §XVII., D., further provides that, if within 10 days of the complaint, management is not able to satisfactorily resolve the matter, then management may impose an appropriate penalty, per the schedule in §XIX. If any party to a complaint then wishes to contest the prescribed penalty, the Grievance Committee is called upon to review the matter anew in its entirety, with the majority of votes deciding the matter (the Chairperson does not vote, unless to break a tie--how that comes about with three persons voting is not quite clear, but that's what §XVII., B., says). §XVII., E & F provide that appeal of the Grievance Committee's decision is to the full Board of Directors *in writing* within five days of the date of the decision. A decision by the Board of Directors shall be final.