Spring Meadows Condominium Association, Inc.

RESOLUTION ON HEALTH AND SAFETY-RELATED UPGRADES IN UNITS

WHEREAS the Board of Directors of Spring Meadows Condominium Association Inc. (the "Association") has the "powers and duties necessary for the administration of the affairs of the Association and of the Property" pursuant to Article II, Section 2 of the By-Laws;

WHEREAS the Board of Directors has the power to make and amend rules and regulations concerning the use of the units and the common and limited common elements pursuant to Article V, Section 14 of the By-Laws; and

WHEREAS due to the age of the Building and changing codes, from time to time needed upgrades will be brought to the attention of the Board of Directors that affect the health and safety of all unit owners, and some of those needed upgrades will be within the defined "Unit;" and

WHEREAS the Board finds it prudent to have Rules and Regulations to protect the Association's interests;

THEREFORE, BE IT RESOLVED that the Association hereby adopts the following Rules and Regulations:

1. Should the Board notify the unit owners that an upgrade is needed within the units to avoid imminent or potential health and safety concerns, the unit owners must complete the upgrade within the reasonable time constraints set by the Board of Directors within its notice.

2. Any unit owner who fails to timely provide proof that the needed upgrade work is complete will be subject to fines; in addition, the Board of Directors will have the right to enter the unit and complete the upgrade on the unit owner's behalf and assess all costs associated therewith to the unit owner.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on March 2nd, 2020, with the policies to take effect on March 5th, 2020.

Patrick Gleason
President

Tamie Falk-D
Secretary

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