

RESOLUTION #2-2017
DOUBLE HUNG REPLACEMENT WINDOWS

WHEREAS, Section 12 of the By-Laws of the Edgewater Condominium Association states that “the Board shall have all powers, and may exercise those powers, granted to it under the Condominium documents. The Board of Managers shall exercise its powers and duties in accordance with the provisions of the Declaration.”

WHEREAS, Section 12-g states that the Board can “make or amend the rules and regulations respecting the use and operation of the property, but not inconsistent with the Declaration.”

WHEREAS, Article XVI of the Declaration states that “each unit owner shall be governed by and shall comply with the terms of the Condominium documents, regulations, resolutions, and decisions adopted pursuant thereto as they may be amended from time to time. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief or both maintainable by the Board of Managers on behalf of the unit owners, or in a proper case, by an aggrieved unit owner. In any case of flagrant or repeated violation by a unit owner, he may be required by the Board of Managers to give surety or sureties for this future compliance with the By-laws, rules, resolutions, and decisions.”

WHEREAS, THE Board is authorized by Association By-Laws to allow, as necessary, changes to the architectural conformity of the buildings;

AND WHEREAS, there has been a request to replace roadside windows with more practical, efficient and affordable double hung windows;

NOW THEREFORE, BE IT RESOLVED that the Association will allow individual homeowners the opportunity to replace roadside windows with doubled hung windows, provided the owner submits a request, in writing, for board approval.

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This Resolution Number 1-2017 is adopted this 30th day of December 2017 by the Board of Managers of the Edgewater Condominium Association.

Secretary

President

CERTIFICATION

I hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Board of Managers of the Edgewater Condominium Association held on December 30th, 2017 and that it became effective as of said date.

Secretary

Resolution Regarding: **DOUBLE HUNG REPLACEMENT WINDOWS**

This resolution was adopted at a meeting of the Association Board of Managers at their monthly meeting on December 30, 2017.