

**WINTER CONDOMINIUM INSPECTION
RESOLUTION #2-2015**

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 of Managers is concerned for the safety and well-being of all condominium units; and

NOW THEREFORE, BE IT RESOLVED that the following requirements are hereby adopted regarding the Edgewater Condominium Association’s inspection of condominium units:

1. All unoccupied condominium units between November 1 and April 1 shall have their heat regulated to a minimum of 55 degrees.
2. Wherever possibly, the water and electrical power to the hot water tank shall be shut off in each unoccupied unit.
3. All unoccupied condominium units are subject inspection as frequently as necessary by Edgewater employees once the temperature drops below 20 degrees Fahrenheit. This will help to protect the unit, as well as adjacent units, from possible water damage from severe cold weather.

Resolution #2-2015: Winter Condominium Inspection

This resolution duly adopted at a meeting of the Board of Managers of the Edgewater Condominium Association held on this 28th day of February, 2015.