

RESOLUTION #2-2016
ROADSIDE BALCONY LIGHTING

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, individual owners have expressed concern over the direction and brightness of the second floor balcony lighting; and

WHEREAS, the Association recognizes that certain individual units may be affected by the lighting;

WHEREAS, the Association installs, maintains, and provides a standard lighting fixture for the second floor roadside balcony lighting;

NOW THEREFORE, BE IT RESOLVED that the Association will maintain a minimal inventory of special adjustable lights compatible with the existing lights. And that the Association owners can request in writing this optional compatible and adjustable fixture for the second floor roadside balcony lighting for a one-time non-refundable payment to the Association in an amount consistent with current material and labor costs.

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This Resolution Number 2-2016 is adopted this 29th day of October, 2016 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 October 29th, 2016 and that it became effective as of said date

Secretary

Resolution Regarding: **ROADSIDE BALCONY LIGHTING**

This resolution was adopted at a meeting of the Association Board of Managers at their monthly meeting on October 29, 2016.