

NEWBERRY CONDOMINIUM

Policy Resolution No. 2001-11

WHEREAS Article III, §2 of the Newberry Condominium Bylaws provide that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Condominium; and

WHEREAS Article V, §5(b) provides that each Owner of a condominium unit within Newberry Condominium shall be responsible for the maintenance, repair and replacement of his Unit and any part thereof, and shall be responsible for all damages to any and all other Units or to the Common Elements resulting from his failure to make any of the repairs required to be made by him; and

WHEREAS Article VI, §1 provides that the Board of Directors shall arrange for and supervise the prompt repair and restoration of the Buildings (including any damaged Units, any floor coverings or any kitchen or bathroom fixtures initially installed therein by the Declarant, and replacements thereof installed by the owners, but not including any other furniture, furnishings, fixtures or equipment installed by the Owners in the Units) in the event of damage to or destruction of all or any of the Buildings as a result of fire, or other casualty; and

WHEREAS Article IX, §1(b) provides that each Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or that of any member of his family, his employees, agents or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Board of Directors; be it RESOLVED that

Each Unit Owner shall be directly responsible for any funding deficit or deductible amount incurred in the event that the Condominium's insurance policy is invoked in order to make repairs to that Owner's Unit, or to other Units or Common Elements affected by a cause of damages arising from that Owner's Unit.

Date: 11-30-01

Chaine Schaller
Secretary