NEWBERRY CONDOMINIUM UNIT OWNERS ASSOCIATION BOARD OF DIRECTORS POLICY RESOLUTION- 2014-10 MINIMUM UNIT HEAT POLICY

Whereas Article III, section 2 (f) of the Bylaws of the Newberry Condominium Unit Owner's Association ("Association") provides that the affairs of the Association are governed by the Board of Directors and that the Board has all the powers and duties necessary for the administration of the Condominium, including the adoption of rules and regulations; and

Whereas Section 55-79.80:2 of the Virginia Condominium Act ("Act") gives the Association the power to assess charges against any Unit Owner for any violation of the rules or regulations for which the Unit Owner, his family members, tenants, guests or other invitees are responsible; and

Whereas the Board and its insurer has determined a need for more specific guidelines designed to protect Common and Limited Common Areas by minimizing losses resulting from freeze damage ; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board hereby adopts the following policy:

All owners must maintain a minimum heat temperature inside units of 60F

This policy no. 2014-10 is duly adopted at a meeting of the Board of Directors on October 28th, 2014.

Motion by: Jason Kitzmiller			seconded by: Lind Berend	
Vote:	YES	NO	ABSTAIN	ABSENT
Jason Kitzmiller	Х			
Paul Jeffers	Х			
Linda Berend	X			
Herbert Sharaf				X
Heriberto Briceno				X

FILE: Book of Minutes 2014/Book of Resolutions

Resolution's effective date: January 1st, 2015 I hereby certify that on 2c (7, 2014, a copy of this Resolution was mailed (by first-class U.S. mail) to all Unit Owners as reflected in the Association's books and records.

Huper Sharan (Secretary)