

NEWBERRY CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 99- 01

RECORDS REVIEW BY HOMEOWNERS

Whereas, Article III, Section 2, of the By-laws of the Newberry Condominium Unit Owners Association ("Association") assigns the Board of Directors ("Board") with all of the powers and duties necessary for the administration of the affairs of the condominium and further states that the Board may do all such acts and things as are not, by the Condominium Act, or by the By-laws directed to be exercised and done by the Unit Owners Association; and

Whereas, Article III, Section 2 of the By-laws empowers the Board to adopt reasonable rules and regulations; and

Whereas, the Board in its discretion has determined that it is in the best interest of the Association to adopt guidelines for homeowners to review documents kept and held by the association to assure conformance with the Virginia Condominium Act and minimize disruption of the day to day activities of the management office.

NOW, THEREFORE, BE IT RESOLVED that the Board duly adopts the following records reviewing guidelines:

1. "ASSOCIATION RECORDS REVIEW

A. The business records of Newberry Condominium Association shall be made available for review by the registered owners of units within the association, or the appointed agents of such owners pursuant to notarized authority, in accordance with the Virginia Condominium Act section 55-79.74:1. On the first Friday of every month, providing the requesting party shall have submitted a written request for specific records at least (5) business days prior to the inspection date, records may be reviewed between 9:00 a. m. and 12:00 p.m., unless an alternate time and date has been made by agreement. The association shall charge \$.25 cents per copy for any records copied on behalf of the reviewing owner, and the association may charge \$15.00 per hour for labor if assistance other than copying is requested by the reviewing owner. Access to, and review of, records shall be in compliance with Section 55-79.74:1"

March 3, 1999
DATE

Thomas T. Burt, III
PRESIDENT