

Heritage Hunt Condominium I Unit Owners Association
GENERAL RESOLUTION NO. 1
Expenses

relating to the repair of damages resulting from events occurring on 14 April 2006 at Units 112 and 209 of 13891 Chelmsford Drive, Gainesville, VA 20155

WHEREAS, Article III, Section 2 of the Bylaws states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association.” and

WHEREAS, the Managing Agent and/or any other person authorized by the Board of Directors has the right of access to any Unit as provided in Section 55-79.79 of the Condominium Act and Article XI, Section 3, of the Bylaws. In case of emergency, such entry shall be immediate whether or not the Unit Owner is present at the time; and

WHEREAS, Article XI, Section 1, paragraph (o) of the By-Laws gives the Board of Directors of the Association the right to retain a pass-key to all Units for the use of the Association, pursuant to its right of access; and

WHEREAS, notice was conspicuously posted in November 2005 to Unit Owners requiring them to provide pass-keys to the Board of Directors of the Association to exercise its right of access; and

WHEREAS, the Owners of units 112 and 209 failed to do so either by intent or negligence; and

WHEREAS, on April 14, 2006 an event presented itself that required entry by emergency personnel into units 112 and 209 as well as others; and

WHEREAS, lacking pass-keys, entry to units 112 and 209 was forcible causing damage to the entry doors and surrounding hallway; and

WHEREAS, Exhibit "A" of the By-Laws identifies Unit Entry Doors as Components Under Unit Owners Association Responsibility to Replace; and

WHEREAS, Article VI, Section 5, paragraph (a) of the By-Laws permits the Board of Directors to assess repair of damages to Owners where such expense is, in the opinion of a majority of the members of the Board of Directors, due to the misuse, negligence, or neglect of the Owners; and

NOW, THEREFORE, BE IT RESOLVED THAT the Owners of units 112 and 209 be assessed equal amounts to reimburse the Association for the cost of repairs and that Management effect such assessments and notification of the Owners involved.

Heritage Hunt Condominium I Unit Owners Association

RESOLUTIONS ACTION RECORD

Resolution Type General No. 1

Pertaining to: Assignment of expense to repair damages resulting from events occurring on 14 April 2006 at Units 112 and 209 of 13891 Chelmsford Drive, Gainesville, VA 20155

Duly adopted at a meeting of the Board of Directors of Heritage Hunt Condominium I Unit Owners Association, held 24 April 2006

Motion by: Warren Miller Seconded by: J. Modrak

Officer	Title	Yes	No	Abstain	Absent
J. Modrak	Vice President	✓			
W. Miller	Director	✓			

ATTEST:

Secretary Date

Resolution Effective, Immediately