

THE ARBORS CONDOMINIUM ASSOCIATION  
RESOLUTION OF THE BOARD OF DIRECTORS

Date: April 13,2007

Subject: Garage Door replacement

WHEARAS, and in accordance with the Master Deed and Bylaws of the Arbors Condominium Association, the Board of Directors is authorized and empowered to govern the affairs of the Association including the payment and replacement of specified limited common elements.

WHERAS, the Board of Directors recognizes that over time garage doors will become inoperable and require replacement.

WHERAS, that co-owners have determined without prior authorization from the Board of Directors that their garage doors need replacement and purchased doors without the knowledge of the Association and expected reimbursement.

NOW, THEREFORE, BE IT RESOLVED that in order for Association to pay for the new door, the Board must authorize replacement of garage doors in advance of installation.

To receive authorization, contact Kramer-Triad for a quick inspection by our maintenance person. If the situation requires faster response, let them know and they will notify the Board members too. Once the authorization is provided, Kramer-Triad will order the door or give permission for the owner to call the authorized garage door provider (currently Crawford Garage Doors- subject to change) to arrange installation. The Association will pay for a standard non-insulated door at the prevailing price. If the co-owner would like an upgrade to their door, they will be responsible for paying the difference. *Please note that each co-owner will still pay for repair or replacement from accidental damage to garage doors caused by co-owner or co-owner's guests.*

Executed on the day above first written by \_\_\_\_\_  
Hank Miarka, President

\_\_\_\_\_  
Liz Conlin, Secretary

Liz Conlin 4/4/07 10:03 PM  
Deleted: \_\_\_\_\_