

**RESOLUTION 2009-1**  
**of the**  
**Board of Directors**  
**of the**  
**EOLUS CONDOMINIUM ASSOCIATION, INC.**

=====

**Re: Procedures for Resolution of Actions**  
**Concerning Owners/Lessees**

WHEREAS, Unit owners in the Eolus Condominium Association, Inc. [hereinafter “Unit Owners”], are bound by the Condominium Declaration (Reception Number 509755) [hereinafter “Declaration”], Bylaws, and Rules and Regulations of the Association, and

WHEREAS, the Bylaws authorize the Board of Directors to adopt such reasonable rules and regulations as may be necessary for the operation, use and occupancy of the condominium project, and

WHEREAS, each Unit Owner shall be bound by and shall comply with rules, resolutions and decisions of the Association duly made or adopted in the manner set forth in the Articles of Incorporation, Declaration, or Bylaws, and

WHEREAS, failure of a Unit Owner to comply with such provisions, rules, resolutions or decisions shall be grounds for an action to recover damages or to obtain injunctive relief, or both, by the Association on behalf of the other Unit Owners, and

WHEREAS, the Association, during the period of any failure to comply, may (a) revoke a Unit Owner’s right to use General Common Elements, (b) cause utility service to a Unit Owner’s Condominium to be suspended, and (c) suspend the Unit Owner’s voting privileges.

IT IS THEREFORE:

RESOLVED that the Board of Directors of the Eolus Condominium Association, Inc., pursuant of the powers conferred upon the Board by the Articles of Incorporation, the Condominium Declaration for Eolus Condominiums, and the Bylaws, adopts the following Rule for Procedures for Resolution of Actions Concerning Owners/Lessees:

**RULE**  
**For Procedures for Resolution of Actions**  
**Concerning Owners/Lessees**

In instances where a Unit Owner/Lessee has failed to comply with the Articles of Incorporation, the Bylaws, the Condominium Declaration for Eolus Condominiums, or the Rules and Regulations, and has been apprised of such failure (a) verbally by the Board or its agents, or (b) by written communication, the following will occur:

**First Notice** – A letter of Notice of Failure to Comply with the Articles of Incorporation, the Declaration, the Bylaws, or the Rules and Regulations, will be sent to the Unit Owner, Certified Mail Receipt Requested.

If this First Notice is not acknowledged or the cause of Failure to Comply has not been alleviated within 30 days to the satisfaction of the Board, then a

**Second Notice** – Letter of Notice of impending Fine or Action to obtain relief by the Association for the Failure to Comply, will be sent to the Unit Owner, Certified Mail Receipt Requested.

If the Second Notice does not result in action by the Unit Owner (a) to resolve the Failure to Comply, or (b) a plan of action is provided to, and accepted by, the Board, then

**The Association** will proceed with injunctive action and/or placement of a lien on the Unit Owner's condominium, resulting in denial of the Unit Owner's right to use General Common Elements, (b) to cause utility service to the Unit Owner's Condominium to be suspended, and (c) to suspend the Unit Owner's voting privileges.