

Surfside III COA
Board of Directors Resolution
Resolution 2015-02
Preventive Maintenance

WHEREAS, the Board of Directors ("Board") of the Surfside III Condominium Owners Association ("Association") has the authority to make decisions for the benefit of the entire community, and

WHEREAS, the Board wishes to define a policy and guidelines for Preventive Maintenance;

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following resolution and guidelines for Preventive Maintenance.

The Board shall have authority to designate one or more qualified repairmen and or the persons to enter upon and within any individual unit in the presence of the owner thereof, or otherwise, for the purpose of making emergency repairs for the necessary maintenance or repair to portions of the Common Area or abate any nuisance being conducted on maintenance and said unit, in order to protect the property rights and best interest of the remaining owners. To facilitate this paragraph, all owners may be required by the Board to deposit with the property manager, or his nominee, a key to the unit. See CC&Rs – Article VIII, Section1, "Owner Key Deposit for Emergency Repair- Right of Entry.

Emergency unit entry procedures: "These keys are to be used only in case of an emergency such as flood, fire or other health or safety issues that may arise and could cause damage to the neighboring units or the common area or in the case of ongoing repairs which need to be completed during the absence of the owner/tenant."

A notice of entry letter will be mailed out to owners who have not supplied the site office with a key to their unit. If after 30 days the owners have not complied, a fine of \$250 will be assessed. Each subsequent letter to the owner requesting a key to the unit will result in a fine of \$500 per letter.

Approved:

Motion:
Second:
Vote:
Date:

Created: February 14, 2015

Revised: March 6, 2015

Word edit to add : Preventive Maintenance March 16, 2015

Signed: