

Surfside III COA
Board of Directors Resolution
Resolution 2015-01

Transfer Inspection

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 Transfer Inspection;

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

The Surfside III Rules and Regulations currently state: "16. When a unit is vacated by a renter or sold, the owner must notify the On-Site Office within five (5) days. Management will schedule an inspection by a qualified person authorized by the Board before re-occupancy or 15 days before close of escrow. Any damage to the structural integrity or mechanical systems of the unit will be verified by a licensed contractor and repaired by Surfside III contractors. In the instance of structural and/or mechanical damage, the cost of inspection by the licensed contractor and the cost of all repairs required after verification will be billed back to the unit owner. Any cosmetic damage to the interior of the unit is the responsibility of the owner or the new owner."

The Surfside III inspection form must be attached to the buyer's home inspectors' inspection form. Once inspection is completed, the inspector/listing agent/buyer must submit a copy of their inspection report to the On-site office. The home inspector is known as the "qualified person". If any repairs due to damage to the structural integrity or mechanical systems of the unit are deemed necessary by the home inspector, then a Surfside III approved contractor must complete the repairs and submit proof of work completion to the On-site office. A list of contractors who have performed work at Surfside III or are familiar with working in HOA's will be provided on the inspection cover sheet provided to the buyer during Escrow.

Approved:

Motion:	<i>Ina Hur</i>
Second:	<i>[Signature]</i>
Vote:	<i>5-0</i>
Date:	<i>7/18/15</i>

Created: May 16, 2015

Posted on Website for 30 Day comment: May 21, 2015

Approved on: *7/18/2015*