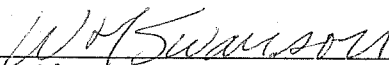


WHEREAS Article VI of the Association Declaration outlines the provision for payment of Assessments and Section 3 charges the Association with the duty to enforce the collection of said dues; and

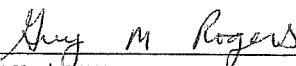
WHEREAS it is the intent of the Board of Directors to establish a uniform procedure for the enforcement of the collection of said dues;

NOW THEREFORE BE IT RESOLVED THAT EACH account which shall have failed to make payment within five days after said payment shall have become delinquent shall be sent a friendly letter of reminder. In the event payment is not made within twenty days after said payment shall have become delinquent, a demand letter shall be sent which requires payment be made within fifteen days. If no payment is received within forty days after said payment shall have become delinquent, the file shall be forwarded to an attorney for legal action.

Dated this 9th day of July, 1986.

  
\_\_\_\_\_  
President

ATTEST

  
\_\_\_\_\_  
Secretary

WHEREAS AS 34.08.590 outlines the requirements for Resale of Units, and the Association's responsibilities to the unit owners, i.e., the preparation of a Resale Certificate; and

WHEREAS Article VII, Section 6 of the Association's Declaration empowers the Association to delegate such duties to a professional manager or agent, and

WHEREAS Article IV, Section 2 of the Association's Bylaws empowers the Board of Directors to engage the services of a Manager, and to set such fees as are deemed appropriate for the performance of said duties; and


WHEREAS the Board intends to delegate the performance of the preparation of such Resale Certificate, and recognizing that the preparation of such resale certificate will create an expense, the Board of Directors intends to establish the following policy regarding requests for Resale Certificate;

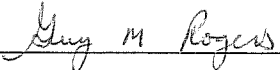
NOW THEREFORE BE IT RESOLVED THAT A reasonable fee shall be established for the preparation of a Resale Certificate and/or an update to a resale certificate, the payment of said fee shall be made from the assessment reserve fund and become a charge against the particular unit owner and his condominium; and

BE IT FURTHER RESOLVED that Agent shall receive said funds on behalf of the Association from the unit owner or his agent prior to the preparation of said Resale Certificate.

Dated this 9<sup>TH</sup> day of July, 1986.

ATTEST

  
\_\_\_\_\_  
President

  
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