

## **BOARD APPROVED REVISIONS & ADDITIONAL POLICIES APPROVED IN 2008**

### **AUTHORIZATION OF NON-COVERED MAINTENANCE ISSUES**

Motion by; R. Walsh supported by Rolf, to authorize that the non-covered maintenance issues will be billed to co-owners at \$50.00 per hour. Overtime hours will be billed at time and a half at \$75.00 per hour and double time (Sunday's and Holidays) will be billed at \$100.00 per hour.

Roll Call Vote: Backlund=yes, Flores=yes, Glass=absent, Lynch=absent, Rolf=yes, C. Walsh=yes, R. Walsh=yes

**Motion Carried, 3-27-2008**

### **REVISION TO THE PARKING REGULATIONS**

Motion by; C. Walsh supported by Backlund to approve the revision to the Parking Regulations in the Community Guidelines, Item #3, Page 8 currently reads:

Commercial vehicles are allowed in the complex for the purpose of pick up or delivery only and shall not be parked overnight or stored on the premises. At no time, may any commercial or delivery vehicle extend beyond the designated parking area.

#### **Revision**

Commercial vehicles will be allowed to park in the parking bays in the complex, but must meet the following criteria and regulations.

1. The commercial vehicle cannot be larger than a standard van (216" total body length) or pickup truck (211" total body length).
2. The commercial vehicle must be used for job/work related.
3. The commercial vehicle must park in the numbered parking spot assigned to the unit of the user of the commercial vehicle.
4. The list of commercial vehicles not allowed to park in the parking bays are, but not limited to: Step vans, stake trucks, dump trucks, box vans, pickup trucks w/snow plows, tow trucks, semi trucks, and any other vehicle the Board deems to include.
5. There will be no storage of any other commercial vehicle other than the one that is being used for work/job related.
6. The commercial vehicles front or rear end must not extend over the curb/sidewalk, nor over extend into the bay blocking/obstructing the view and traffic flow of vehicles entering or leaving the bays.

The Board reserves the right to make further revisions in the regulation and/or rescind it in its entirety and revert back to the previous rules.

Roll Call Vote: Backlund=yes, Flores=yes, Glass=absent, Lynch=absent, Rolf=yes, C. Walsh=yes, R. Walsh=yes

**Motion Carried, 3-27-2008**

## REVISION TO THE PATIO FENCE REGULATIONS

To approve the revision to the **Patio Fences and Balconies/Page 10** that currently reads:  
Patio fences are made from cedar and are intended to weather naturally. Fences are not to be stained, waterproofed, painted, power washed, or in any way treated with chemicals. Fencing material must be rough-cut Michigan white cedar, four inches wide, board on board construction (same as existing fences).

### **Revision**

Patio fences are made from cedar and are intended to weather naturally. Fences are not to be stained, waterproofed, painted, power washed, or in any way treated with chemicals. Fencing material must be rough-cut Michigan white cedar, 1"x4" or 1"x6" in dimension a more standard size.

Roll Call Vote: Backlund=yes, Flores=yes, Glass=absent, Lynch=absent, Rolf=yes, C. Walsh=yes, R. Walsh=yes

**Motion Carried, 3-27-2008**

## PET WASTE REMOVAL FEE

Motion by; Rolf supported by C. Walsh, to approve the following: once a violation has been sent regarding pet waste, if it hasn't been cleaned up within the allotted time frame of three (3) days, to authorize the maintenance staff to clean it up and bill the offending co-owners account for the time. There will be a minimum charge of \$50.00 for this service.

Roll Call Vote: Backlund=absent, Flores=yes, Glass=absent, Lynch=yes, Rolf=yes, C. Walsh=yes, R. Walsh=absent

**Motion Carried, 5-22-2008**

## CLOSING ENTRANCE OF CLUBHOUSE

Motion by; Glass supported by C. Walsh, to authorize relocating the entrance to the pool facility through a new gate and closing off the current entrance through the lower level of the clubhouse to the shower area. The new entrance through the newly installed gate will allow all persons entering the pool facility to be checked prior to using the facility/shower area. This will prevent any unauthorized persons access to the showers and lower level of the clubhouse. This will also provide added security to Fox Chase residents and their guests.

Roll Call Vote: Backlund=yes, Flores=yes, Glass=yes, Lynch=absent, Rolf=yes, C. Walsh=yes, R. Walsh=absent

**Motion Carried, 6-26-2008**

## **NEW MODIFICATION POLICY**

Motion by, R. Walsh, supported by Backlund, to approve the following modification policy. Once a co-owner has been approved for a modification and a written letter confirming the approval has been sent the co-owner, the co-owner(s) have 60 calendar days from that date to complete the requested and approved project. If the project has not been completed, or not completed in accordance with the approval, the Board, at their discretion, may complete the project or remove and/or undo the project. All charges involved with the project will be applied to the co-owners account and be due and payable with their next scheduled association payment.

Roll Call Vote: Backlund-yes, Flores-yes, Glass-yes, Lynch-absent, Rolf-yes, C. Walsh-yes, R. Walsh-yes

**Motion Carried, 7-17-2008**

**PLEASE KEEP THESE APPROVED REVISIONS AND ADDITIONS WITH YOUR  
CONDOMINIUM DOCUMENTS.**