

**ASSOCIATION OF UNIT OWNERS OF
FLANDERS LOFTS, A CONDOMINIUM**

Amendment to Section 3.3 of Resolution No. 3

Resolution No. 2004-02

WHEREAS, the Board of Directors of Flanders Lofts Condominium adopted Resolution No. 3 on November 15, 1999 which became effective on November 16, 1999;

WHEREAS, pursuant to Section 7 5(l) of the Bylaws of the Association of Unit Owners of Flanders Lofts, A Condominium ("Bylaws") the Board of Directors has the power to adopt, modify, or revoke rules and regulations governing the conduct of persons and the operation and use of the units and common elements as it may deem necessary or appropriate;

WHEREAS, the Board of Directors deems it to be in the best interest of the Association to amend Section 3.3 of Resolution No. 3;

NOW BE IT RESOLVED THAT:

1. Section 3.3 of Resolution No.3 shall be deleted in its entirety and replaced with the following:

3.3 Offensive or unlawful activities. No noxious or offensive activities shall be carried on in any unit nor shall anything be done in or placed upon any unit which interferes with or jeopardizes the enjoyment of other units or the common elements or which is a source of annoyance to residents. Unit occupants shall exercise extreme care not to make noises which may disturb other unit occupants, including the use of musical instruments, radios, televisions and amplifiers. No unlawful use shall be made of the condominium nor any part thereof, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

3.3.1 Event or Party. Any large event or party, herein defined as 20 or more people occupying a unit, shall carry with it the following responsibilities and consequences:

- (a) Notice shall be given to the property management company and the building owners a minimum of 10 days in advance of the event stating the date, time and contact information, including a telephone number for the onsite host that will be reachable during the event.
- (b) A \$200 deposit will be placed with the property management company to cover any damage, repair, or extra cleaning costs made necessary as a result of the event. This deposit shall be refunded if no extra cleanup or repair is necessary, and if all guidelines were followed. Any costs for cleanup and/or repair in excess of the deposit will be billed to the unit owner staging the event.


- (c) The common areas, including the lobby, hallways, garage, driveway and elevator, shall be left free for the equal enjoyment of all building owners and shall be left unobstructed. Therefore, all personal items, including recycling and waste are prohibited in the common areas. No signs, banners or similar items (except as is currently allowed under the By-Laws) are to be placed in the common areas of the building. Unit owners who wish to post something in the building may do so with the approval of the Board, using the locked bulletin-board in the lobby.
- (d) The building will remain secure at all times, with doors and access locked.
- (e) The host of the event shall heed special notice to the level of amplified music and the use of sub or base woofers and shall be responsible to keep those levels down as is reasonable.

3.3.2 Fines for Violation of the Bylaws

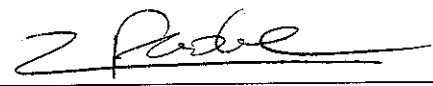
- (a) As described in 3.3.1 above, cleanup or repair costs that run in excess of the event deposit will be billed to the owner of the unit hosting the event.
- (b) A fine of \$300 will be billed to the owner of any unit failing to notify the property management company and the other building owners of an event.
- (c) The Board, having received written complaints by more than one unit owner, may levy a fine of \$200 for the first such offense, to the owner of the unit hosting the event (this sum is in addition to and separate from the security deposit). Fines will double with each repeat offense.
- (d) All sums billed to but unpaid by the unit owner shall be assessed against the offending unit as an assessment and enforced as provided in Article 5 of the Bylaws.

2. A copy of the Amendment to the Section 3.3 of Resolution No. 3 shall be delivered to all unit owners.

ATTEST:



Chair (President), Board of Directors
Association of Unit Owners of
Flanders Lofts, A Condominium



Secretary, Board of Directors
Association of Unit Owners of
Flanders Lofts, A Condominium

Date: 7/19/04