

POLICY REGARDING RESPONSIBILITY FOR UNAPPROVED EXPENSES

Currently stated in the Restated Declaration of Condominium Article XIII B:

Costs and Attorney's Fees. In any proceedings arising because of an alleged failure of an apartment owner or the Association to comply with the terms of the Declaration, Articles, By-Laws, or the Rules, Regulations and Restrictions adopted pursuant to them, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceedings and such reasonable attorney's fees as may be awarded by the court. The apartment owner shall be responsible for all costs and attorney's fees related to the enforcement of the Declaration of Condominium if there is no suit to enforce the Declaration of Condominium and its exhibits.

Current Policy (approved April 22, 2003): "The Board's attorney, its accountant, insurance agent and any other representative of a professional service will be notified that the Association will be responsible only for fees resulting from communications with Board members or the Association Manager. All other matters requiring attention must first be brought before the Board in writing"

Additional Policy (approved December 7, 2004): "The Board shall not be responsible for any fees or expenses incurred by Members of the Association without prior approval of the Board. This includes contacts with attorneys, governmental agencies, contractors and other service providers. Any expenses so incurred will be the full responsibility of said owner and be billed accordingly."