

## CEDAR RIDGE CONDOMINIUM ASSOCIATION

### BOARD RESOLUTION REGARDING RESALE DISCLOSURES AND COVENANT COMPLIANCE INSPECTIONS

Cedar Ridge Condominium Association (the Association) has the authority to inspect units to ensure that improvements and appliances, including high-risk components such as hot water heaters are satisfactorily maintained and timely replaced to avoid catastrophic and expensive losses.

An owner has a duty to maintain their unit. The failure to maintain a unit can lead to damage to the common elements and loss of personal property, and the cost of repair and replacement can be significant. That cost is often borne in whole or in part by all owners in the Association. Unauthorized improvements can in certain circumstances create safety concerns or lead to expensive and protracted disputes between owners and the Association.

The Association needs to help owners, and has determined that, to do so, it is reasonable to conduct an inspection before a sale or transfer of the unit to a new owner. To meet this need the Association hereby requires that before a sale or transfer of ownership an owner allow the Association and its managing agent access to the unit for the purpose of inspecting improvements and appliances. All fees associated with the inspection shall be the responsibility of the seller and not the Association.

In the event the Association identifies covenant violations or maintenance concerns, the seller must restore compliance with each covenant violation and address each maintenance concern before the transfer of unit ownership, provided that the Board may conditionally approve a sale in writing where the buyer agrees to restore compliance and address maintenance concerns within 60 days of the inspection, and where the buyer/new owner agrees to permit a subsequent inspection to confirm the Association's concerns have been satisfactorily addressed.

The Board of Directors adopted this resolution at a meeting of the same on February 20, 2020, and the resolution is effective immediately.

Cedar Ridge Condominium Association

Theresa Huizi      2/20/20  
Officer Signature

Theresa Huizi, President  
Print Name and Title