

East Lake Condominium Association
PO Box 297
Grantham, NH 03753

Awning Resolution

September 2006

Whereas, the Board of Directors of the East lake Condominium Association, is empowered to govern the affairs of the East Lake Condominium Association pursuant to *Article III Section 3.1* of the By-Laws,

Whereas, there is a need to adopt specific rules regarding the installation of awning systems,

Whereas, it is the intent that this rule shall be applicable to all Owners, and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors,

Now, therefore, be it resolved that the following rule(s) regarding the installation of awning systems are hereby adopted by the Board of Directors:

- 1.) The Unit Owner shall be responsible for all costs associated with the installation, maintenance and any subsequent removal of any awning or awning system;
- 2.) The Unit Owner shall be responsible for the cost to remove and re-install the awning should it need to be removed for the purpose of making repairs to the exterior of the structure;
- 3.) Awning and framing shall be solid and dark brown in color, and the texture, design and location must be approved by the Board of Directors prior to the installation;
- 4.) The Unit Owner shall indemnify and hold harmless the Association from all lost costs or expenses arising from any damage that may result from the installation and use of the awning;
- 5.) The Board of Directors retains the authority to remove the awning and associated apparatus for breach of any conditions herein.

Robert Sullivan
President

Sumner Fanger
Director

Rick Cecchetti
Director