

COROMANDEL TOWNHOME ASSOCIATION
EXPENSE REIMBURSEMENT POLICY

WHEREAS, from time to time, a Townhome Owner may request that the Townhome Association repair or investigate a situation (such as water infiltration, plumbing problem, etc.) which the Townhome Owner either does not know the cause or which party (the Townhome Owner or Townhome Association) is responsible.

WHEREAS, from time to time, a Townhome Owner repairs or investigates a situation which he/she in good faith believes to be his/her responsibility but it is ultimately determined to be a Townhome Association responsibility.

WHEREAS, to fairly address the responsibility for expenses under the foregoing situations, the Townhome Board of Directors wishes to formally establish a policy to avoid misunderstanding and confusion,

NOW, THEREFORE, the Townhome Board of Directors hereby adopts and declares the following reimbursement policy, effective immediately:

1. If the Townhome Association investigates and/or makes any repairs for a Townhome or Townhome Owner that is subsequently determined to be the responsibility of the Townhome Owner under the Townhome Declaration and By-Laws or any applicable administrative or judicial ruling, then in that event, the Townhome Association shall chargeback such expenses to the responsible Townhome Owner and his/her Townhome, to be paid to the Townhome Association on such terms as determined by the Townhome Board.

2. If a Townhome Owner investigates and/or makes any repairs which are later determined to be the responsibility of the Townhome Association under the Townhome Declaration and By-Laws or any applicable administrative or judicial ruling, then in that event, the Townhome Association shall reimburse the Townhome Owner for the reasonable cost of any required work, provided however, that the Townhome Owner had given written notice to the Townhome Association of the situation prior to incurring such expenses (excepting only in emergency situations in which such prior notice was not practical).

3. Any dispute between the Townhome Owner and the Townhome Association as to any claimed expense must be mediated within 30 days after demand by either party; and if the parties fail to otherwise agree, such mediation shall be conducted by the American Arbitration Association pursuant to its then applicable rules. If said mediation is unsuccessful or is waived by both parties, then the parties can exercise their respective legal remedies in the matter.

Motion Made By: C. Kunkel

Seconded By: J. Zecny

Vote 3 In Favor

0 Oppose

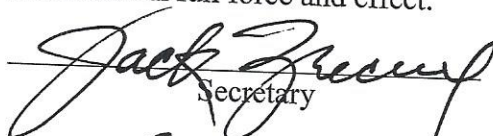
0 Abstain

Motion Passed

Defeated

CERTIFICATION

I, J. Zecny, being the Secretary of the Board of Directors of Coromandel Townhome Association, do hereby certify that the foregoing Resolution was duly adopted by the Board at its (~~regular~~) (special) [STRIKE ONE] meeting held on 8/28/1, 2017 which meeting was duly noticed and convened and at which a quorum was present throughout, and that said Resolution has not been modified or rescinded but remain in full force and effect.


Secretary

Dated: 8-28-2017