

# **NEWELL'S MEADOW**

## **CONDOMINIUM ASSOCIATION**

### **POLICY RESOLUTION 2010-3 (GOOD STANDING)**

**WHEREAS** Article, III Section 1, Paragraph (e) of the By Laws grants the Board (Officers of the Association) the powers specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

**WHEREAS** the Board of Directors has the power to amend and adopt rules and regulations as outlined in the By Laws to manage the affairs of the Association; and,

**WHEREAS** the Board deems it necessary to establish "Good Standing Policy" guidelines for limiting or revoking of consent to those privileges as established by the Board of Directors requiring its approval of its rules and documents

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board adopts the following for the purpose of establishing a "Good Standing Policy" in order to maintain its control for the enforcement of rules and regulations as granted to the Association unit owners by the Board of Directors.

1. All requests for modification, Pets, or changes to the Limited Common Areas must be in writing as established by the Policy Resolution regulating that specific topic. That consent so given may be revoked by the Board of Directors should the unit owners fail to maintain his/her good standing in the community.
2. Unit owners not in "**Good standing**" shall be defined as follows:
  - a. In excess of 45 days delinquent in the payment of Common Area Assessment.
  - b. In excess of 35 days delinquent in the payment of any General Assessment as established by the Board of Directors.
  - c. In excess of 35 days delinquent in the payment of any fine or assessment to a specific unit owner. (No formal action will be taken should an appeal to the Board be received within the 30-day period requesting a hearing on the matter.)
  - d. In violation of any Policy Regulation or Rule as duly established by the Association after being given proper notice of such infraction and the time limit has expired for compliance.
3. Any unit owner may bring a grievance to the Board of Directors should his/her "**Good Standing**" be revoked.
4. Unit owners not in good standing may not cast ballots at its annual meetings or any special meeting called by the Secretary of the Association
5. Unit owners not in good standing may not hold an office (elected or appointed) in the Association or hold a position as a committee member.
6. Unit owners not in good standing cannot hold a seat on the Board of Directors. Directors may appoint a replacement director to fill the remaining term of the Director not in "Good Standing."

In the event the Association is required to take legal action to bring unit owners into good standing in the community, the Association will seek remedies to collect cost, including all attorneys' fees and expenses incurred by the association in any legal action commenced against the owner in accordance with the Declaration, By-laws, rules, resolutions of the Board and New Hampshire RSA 356-B: 15 I and II.

This Resolution is adopted and made a part of the minutes dated February 3, 2009

**ATTESTED:**

Secretary, for the Board of Directors