

**RESOLUTION OF COUNCIL OF CO-OWNERS
OF RIDGEWAY SQUARE CONDOMINIUMS**

At ^{The annual} ~~special~~ meeting of the Council of Co-Owners of Ridgeway Square Condominiums held on 5-9, 1985, pursuant to notice properly given and received, or waived as the case may be, the following resolution was adopted by a majority vote of all Unit Owners.

RESOLVED, that Article V, Section 2 be amended to read as follows:

"Every unit owner shall, at his own expense at all times, well and substantially repair, maintain, amend and keep his unit, and limited common elements, including, without limitation, all internal installations therein such as water, electricity, gas, telephone, sewer, sanitation, air conditioning, lights and all other fixtures and accessories belonging to such unit and the interior decorated or finished surfaces of all walls, floors and ceilings of such unit, and including chimneys from below the roof line (including chimney sweeping and animal removal), fireplaces, skylights and all damage associated therewith, paved driveways, entrance courts and front patio areas (except to the extent that common patio walls shall be the responsibility of property owners sharing those common walls), garden areas (except to the extent that common garden area walls shall be the responsibility of those unit owners sharing those common walls), and air conditioning units, with all necessary reparations and amendments in good order and condition, except as otherwise provided by law or the Declaration, and shall be liable for all loss or damage whatsoever caused by such unit owner's failure to perform any such work diligently, and, in case of such failure after reasonable notice to perform, shall reimburse the Council promptly on demand for all expenses incurred by it in performing any such work authorized by the Board or the Managing Agent. The repair and maintenance of chimneys above the roof line and the repair and maintenance of attic areas from the attic ceiling to the attic floor

(not including paint on the ceiling of the second floor beneath the attic floor) shall be the responsibility of the Council of Co-Owners. Every unit owner, lessee or other occupant shall reimburse the Council promptly on demand for all expenses incurred by it in repairing or replacing any uninsured loss or damage to the common elements or any furniture, furnishings and equipment thereof caused by such owner, lessee or occupant or any person under either of them and shall give prompt notice to the Board or Managing Agent of any such loss or damage or other defect in Ridgeway Square when discovered. All complaint brought before the Board shall be submitted in writing.

Secretary

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Revised 11/23/94 4:24 pm