

**BOARD OF DIRECTORS FOR THE DARBY ESTATES CONDOMINIUM ASSOCIATION
RESOLUTION 2013-03: REQUIRED ACCESS TO UNITS/NON-ACCESS FINE POLICY**

WHEREAS, The Association no longer has a master key to individual units; and

WHEREAS, The State of Washington requires an annual fire alarm inspection which requires entry to all individual units and other safety/health inspections may be required from time to time; and

WHEREAS, The Board of Directors recognizes the need to establish a Required Access to Unit Policy and to establish procedures and fines to enforce said policy; and

WHEREAS, Article 3, Section 3.1 of the Bylaws; Article 10, Section 10A of the Darby Estates Condominium Declaration and RCW 64.34.304(j) of the Washington Condominium Act authorize the Board to adopt and amend rules and regulations and to impose reasonable fees against owners /tenants so long as there is no conflict with the Condominium instruments,

BE IT RESOLVED THAT The Board does adopt the following Required Access to Units/Non-Access Fine Policy:

1. In the event of a required safety/health inspection all owners/tenants will be notified twice as follows:
 - a. By a written posting on each individual unit main (hallway) door and on each building's main entrance doors no less than 10 days in advance of date access will be required.
 - b. By a written posting on each individual unit main (hallway) door and on each building's main entrance doors no less than 48 hours in advance of date access will be required.
2. Once notified of required access owners/tenants will make arrangement to allow the required access.
3. Failure to allow entry to a unit after proper notice is given will result in a fine of \$75.00 plus the cost of the re-inspections expense and/or any repairs chargeable to the owner's account.

IT IS ATTESTED that this resolution 2013-03 was approved by the Board of Directors on May 6, 2013.

DARBY ESTATES CONDOMINIUM ASSOCIATION
A WASHINGTON NONPROFIT CORPORATION

By: _____
Taylor Herman, President

By: _____
Rita Rukashaza, Secretary