

THE ORLEANS APARTMENTS CONDOMINIUM, INC.

A Corporation Not-for-Profit

**A RESOLUTION OF THE BOARD OF DIRECTORS ADOPTING A POLICY CONCERNING
MAINTENANCE, ALTERATIONS & IMPROVEMENTS
TO THE PORCHES/BALCONIES & WALKWAYS**

THAT WHEREAS, The Board has determined, on advice of counsel and of a structural engineer, Stephenson Stirling and Associates, that any additions or alterations to the porches/balconies and walkways could disrupt the drainage flow off them or allow moisture to penetrate the structure resulting in further damage, and

WHEREAS, additions, alterations or modifications to the porches/balconies and walkways could adversely affect the exterior appearance and structural integrity of the building, and

WHEREAS, all porches/balconies and walkways have been coated with a waterproof Vulkum coating and any disruption to the Vulkum coating could allow moisture to penetrate the structure resulting in structural damage.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Orleans Apartments Condominium, Inc. as follows:

SECTION 1. THAT no unit owner shall cover any exterior window with anything other than white or neutral blinds, white or neutral shutters, or white or neutral lined drapes. No mirrored reflective film or sheets shall be used on exterior windows.

SECTION 2. THAT any owner may install blinds, shutters, drapes, carpeting or other floor covering on his/her balcony subject to the following limitations:

- a. There shall be no penetration into the Vulkum deck coating by use of screws, nails, other connectors, carpet cutters or other tools.
- b. No floor covering may be adhered to the Vulkum deck coating by means of glue or any other fastening device. This limitation does not apply to the ground floor porch/balconies, which do not have a waterproof Vulkum coating.
- c. Any method of attachment of blinds, shutters or other items that involve penetration of the frame of the window enclosures must first be approved by the Association Engineers. Any owner seeking approval may write to the Board of Directors for guidance in implementing this provision.

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SECTION 3. THAT owners should report any damage, holes or tears to the waterproofing system to the Association.

SECTION 4. THAT an engineer will be retained to inspect the building to insure continued effectiveness of the waterproofing system on an annual basis.

SECTION 5. THAT any damage to the building resulting from a violation of this Resolution, or any other damage to a portion of the building for which the Association is responsible resulting from actions of a unit owner shall be fixed at the expense of that unit owner.

ADOPTED by the Board of Directors this 16th day of February, 1990.

ATTEST: (Corporate Seal)

The Orleans Apartments Condominium, Inc.

By


E. Jan Junt
Secretary

By

Georgia T. Hunter
President