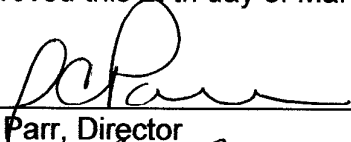


RESOLUTION OF THE BOARD OF DIRECTORS OF
BRADFORD COURT CONDOMINIUM

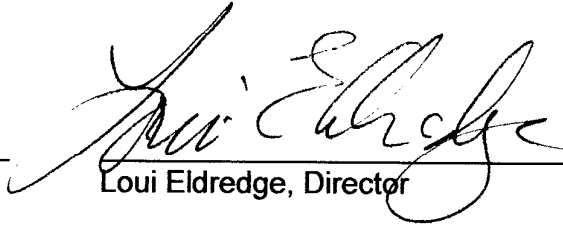
The undersigned members of the Board of Directors hereby unanimously approve the following resolution:

The Rules and Schedules of Fees and Fines dated this date and appended hereto are hereby adopted effective immediately.


Approved this 27th day of March 2005.



Jeb Parr, Director



Loui Eldredge, Director



Bill Perry, Director

Bradford Court Condominium
Rules and Schedules of Fees and Fines
Effective March 27, 2005

1. **TENANTS ARE BOUND BY THESE RULES.** Owners renting their unit shall provide a copy of these rules to their tenants and a requirement that tenants are obligated to comply with the rules shall automatically be a provision of the rental whether or not set forth in the rental agreement. Owners shall be obligated to pay any fines levied against their tenant and such fines shall be added to the rent charged to the tenant.
2. **LITTERING AND UNSIGHTLY STORAGE IS PROHIBITED.** No litter or other articles may be left in the hallways, garages or other common and limited common areas which is unsightly or which could block access or otherwise violate the fire code. Oversized items such as furniture and construction materials shall not be placed in or around the dumpsters. With limited exceptions, articles stored in a parking stall (other than cars, bicycles or RV's) must be in an approved container. Up to two tires may be stored outside a container and oversized items which present a neat and clean appearance stored on top of lockers may be permissible on a case-by-case basis as approved by the parking manager. No storage of flammable materials is permitted anywhere on the premises except in an approved container.
3. **RESIDENT PARKING IN GUEST STALLS PROHIBITED.** Residents, which term includes persons residing overnight more than nine days per month, may not park in guest stalls (7-10) except by purchasing a monthly permit. Parking is also not permitted in privately owned 1-3, along the fence or on the painted yellow stripes along Bradford Street.
4. **DAMAGE TO COMMON AREAS SHALL BE REPORTED.** Any damage to common areas shall be reported immediately by the person causing the damage.
5. **QUIET TIMES SHALL BE OBSERVED.** The following quiet times shall be observed by all residents and guests:

Friday and Saturday nights:	12:00 midnight to 9:00 am next morning
All other nights:	9:00 pm to 8:00 am next morning
6. **DOGS MUST BE ON A LEASH.** Dogs which appear to be large enough to cause serious harm to humans (whether vicious or not) shall be on a leash and controlled by the owner when inside the building. All dogs shall be on a leash when outside the building. The Seattle scoop law must be observed. Pet waste deposited in common or limited common areas (including decks) must be removed immediately.
7. **SMOKING IS PROHIBITED.** Smoking is not permitted in the hallways or elevator.
8. **DECKS AND GUTTERS SHALL BE PROPERLY MAINTAINED.** Residents shall keep their decks neat and gutters clean. All planters, containers and other items on decks must be elevated to permit water flow across the deck and to prevent mildew. Hibachis or other hot items are not allowed on the coated deck floors. Open flame barbeques are not allowed on any deck with a roof. Barbeques shall be kept away from the vinyl siding to avoid damage.
9. **RESIDENTS SHALL NOT BREACH BUILDING SECURITY.** Residents shall not prop entrance doors open except when loading and unloading, shall not insert foreign material to defeat any lock, shall immediately report any lost or stolen entrance keys along with the surrounding circumstances, shall not permit persons to follow them into the building without ascertaining that the party has permission to enter and will not engage in activities which constitute a breach of building security.

FEES AND FINES

Late fees for Association dues: \$10.00 if dues are not paid in full by the 5th of the month.

Permit to park in outside lot reserved space: \$15.00 per month.

Preparation of resale certificate: \$100.00 payable by the seller. \$25 discount applies if seller provides their own copies of the attachments and \$25 discount applies if seller causes lender's questionnaire to be fully filled out before submission to the Association for signature.

Additional entrance key: \$10, replace lost or stolen key, first time: \$25.00, thereafter \$50.00.

The fine for a first violation of a rule is \$100 plus, for violation of rules resulting in damage to or littering the building or grounds, the cost of repair or clean up shall be added to the fine. At the discretion of the board, a reduced fine or a warning may be given. The board may assess a fine of up to \$400 for repeated violations within a one year period or for failure to abate a problem after a reasonable time.