

RESOLUTION OF THE BOARD OF DIRECTORS OF
BRADFORD COURT CONDOMINIUM

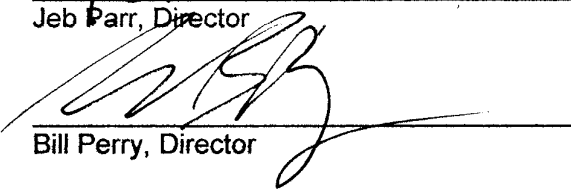
The undersigned members of the Board of Directors hereby resolve that, subject to approval by owners holding a percentage ownership of not less than 80% as provided in the Declaration, the owners of units 401 and 402 shall be permitted to construct respective additions and incorporate the addition into their respective unit in accordance with the following terms and conditions:

1. Prior to obtaining a building permit, the owner shall submit the proposed addition to the Board for approval to ensure the proposed addition complies with these terms and conditions. No construction shall begin until the Board has approved the proposed addition, which approval shall not be unreasonably withheld. In the event the Board does not approve the proposed addition, it shall set forth its objections in writing.
2. An owner of unit 401 or 402 who seeks approval for a proposed addition shall have the burden of demonstrating to the Board that approval of the proposed addition will not prevent the owner of the other unit from obtaining a permit to build an addition the lesser of the square footage of said proposed addition or the size of the envelope set forth in the drawing attached hereto. In the event both parties have submitted a proposed addition for approval and it appears the approval of one will limit the permitted size of the other, the board shall allocate the available square footage equally up to the square footage of the 402 envelope, then to 401 up to the square footage of the 401 envelope, then equally to each unit, not to exceed the amount of the proposed additions.
3. The Board shall require that the windows of the additions be oriented in an easterly or northeasterly direction and not toward the deck or interior of the adjoining unit. The approximate angle of the designated envelopes shall be acceptable, provided that the north wall of the unit 402 addition shall not contain windows so as to maintain privacy for unit 404 and any portion of the north wall of the unit 401 addition extending past the 402 fireplace wall shall not contain windows so as to maintain privacy for unit 402.
4. The Board shall notify the owner of the other unit (401 or 402) of a request for approval of a proposed addition and give said owner an opportunity to comment on the proposed addition. The Board may make reasonable exceptions to the requirements set forth herein if such exceptions are consented to by the other owner.
5. The owner shall construct the addition in compliance with rules which may be promulgated by the Association from time to time to ensure the reasonable comfort and safety of the other residents and to avoid the Association incurring risk and expense associated with the addition.
6. The cost of modifying the Survey Map and Plans shall be borne by the owner making the addition.

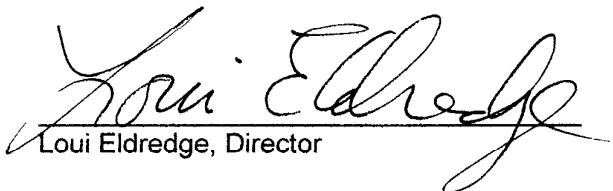
Approved this 30th day of March, 2005



Jeb Parr, Director



Bill Perry, Director



Loui Eldredge, Director

