

Resolution #3 Establishing Resale Certificate Form and Preparation Fees
(Amended 8/20/12)

WHEREAS, under the Bylaws, Article VII, Section 7.4, the Executive Board is empowered to adopt a form resale certificate; and

WHEREAS, under the Bylaws, Article IV, Section 4.10, the Executive Board is empowered to prepare resale certificates and charge a reasonable preparation fee;

THEREFORE, BE IT RESOLVED that the Executive Board adopts a form resale certificate that complies with the specific requirements of Section 47-270 of the Connecticut General Statutes and that;

BE IT FURTHER RESOLVED that the content of the resale certificate specific to Strawberry Fields Condominium shall consist of:

1. A statement that there is no right of first refusal or other restraint on the free alienability of the unit held by the association;
2. a statement setting forth the amount of the periodic common expense assessment, when it is due and any unpaid common expense or special assessment currently due and payable from the selling unit owner;
3. a statement of any other fees payable by the owner of the unit being sold;
4. a statement of any capital expenditures in excess of one thousand dollars approved by the executive board for the current and next succeeding fiscal year;
5. a statement of the amount of any reserves for capital expenditures;
6. a statement disclosing the number of units whose owners are at least 60 days' delinquent in paying their common fees or other assessments;
7. a statement of the current operating budget of the association;
8. a statement disclosing the number of foreclosure actions the association has brought during the past 12 months and the number of such actions pending on a specified date within 60 days of the certificate's date;
9. a statement of the existence of any pending administrative proceedings and suits in which the association is a party, including foreclosures but excluding other collection matters;
10. a statement of any established maintenance standards that the association has adopted;
11. a statement of the insurance coverage (as defined in the Declaration, Section 22.2) provided for the benefit of unit owners and the contact information needed to obtain a Certificate of Insurance;
12. a statement that there are no restrictions in the declaration affecting the amount that may be received by a unit owner on sale, condemnation, casualty loss to the unit or the common interest community or termination of the common interest community;
13. copies of all approved Request For Variance forms pertaining to the unit;
14. copies of all Hold Harmless Agreements pertaining to the unit (both recorded or filed with the unit records);
15. a statement that this is not a cooperative and that therefore an accountant's statement is not required;

16. if the association is unincorporated, the name of the statutory agent for service of process that is filed with the Secretary of the State pursuant to section 47-244a;
17. a statement describing any pending sale or encumbrance of common elements;
18. a statement disclosing the effect on the unit to be conveyed of any restrictions on the owner's right to use or occupy the unit or to lease the unit to another person which are:

Use and Occupancy Restrictions – Subject to the Special Declarant Rights reserved under Article VIII, the following use restrictions described in Article X of the Declaration apply to all Units and to the Common Elements:

- a) This is a senior housing community and each Unit is restricted to residential use as senior housing in which at least one (1) member of the household is at least fifty-five (55) years of age; and in which no member of the household is less than twenty-one (21) years of age.
- b) Garages are restricted to use for storage and as a parking space for vehicles.
- c) Each Unit Owner must park his or her vehicles in the garage that is part of the Unit or in the Driveway that is assigned to that Unit as a Limited Common Element. No boats, trailers, recreational vehicles, commercial vehicles, or any vehicles containing commercial markings may be parked in the Driveway. No Unit owner may park its vehicles in the street. In addition, no Unit Owner may park his or her vehicles in the parking spaces provided for the clubhouse or the parking spaces provided for guest parking without the permission of the Executive Board.
- d) No outside clothes lines.
- e) For any period during which any Common Expense assessment remains unpaid, or, after Notice and Hearing, for any period not to exceed thirty (30) days, for any infraction of its published Rules the Executive Board may suspend the right to use Common Elements not necessary to give access to a public street.
- f) The rules established by the Executive Board from time to time are incorporated herein and made a part hereof to the same extent as if they were part of the Declaration.

Restrictions on Alienation – A Unit may not be conveyed pursuant to a time-sharing plan as defined under Chapter 734b of the Connecticut General Statutes. All leases and rental agreements shall be in writing and subject to the requirements of the Documents and Association. The lease shall be further subject to those rules that may be created pursuant to Section 25.4 of Article XXV.

and that;

BE IT FURTHER RESOLVED that the cost of preparation of the resale certificate shall be in accordance with the limits established by Section 47-270 of the Connecticut General Statutes and that the preparation fee must be submitted with the request for the certificate; and

BE IT FURTHER RESOLVED that the Association, while not required under CT law to complete mortgage company questionnaires, will make it's best effort to do so to assist the seller. The seller is required to obtain the standard, current Association information directly from the web site www.condocerts.com. The current fee for this service is \$90 and must be paid with a credit card online. The Association reserves the right to refuse to answer any additional questions for which the responses are not certain or easily quantifiable.

Effective on January 11, 2008.

Adopted by vote of the Executive Board on January 11, 2008.

Amended by vote of the Executive Board on February 9, 2009.

Amended by vote of the Executive Board on April 12, 2010.

Amended by vote of the Executive Board on April 16, 2012.

Amended by vote of the Executive Board on August 20, 2012.

President, Leon Roy