

**Vacant Unit Regulation**

Policy Resolution of Lakeview Chalet Condominium Association located in White Lake Township, Michigan adopting procedures for securing vacant units.

**WHEREAS**, the Association, through its duly elected Board of Directors, has the responsibility to maintain the common and limited common areas of the Association.

**WHEREAS**, the Association has experienced damages and losses as a result of vacant units in which the utilities have not been maintained.

**WHEREAS**, the Board of Directors does hereby establish the following Regulation concerning the maintenance of utilities to vacant units and the Association's right to access for the purposes of inspection and verification that the heat is operational.

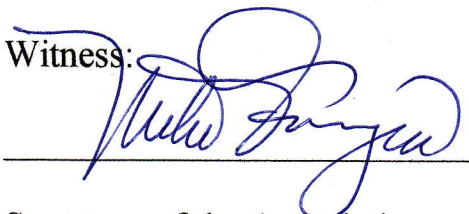
**WHEREFORE**, the Association adopts the following:

1. Every co-owner of a vacant unit shall have the duty to maintain the heat in the unit at a temperature of at least 54° Fahrenheit at all times from October 1<sup>st</sup> through April 31<sup>st</sup> each year.
2. A Co-owner shall provide written notice that the unit is vacant to the Board of Directors of the Association. This notice shall be sent in care of the association management company. A vacant unit is defined as a unit left unoccupied for a period of time in excess of one week.
3. A Co-owner of a vacant unit must supply a key to the unit to the Board in case of an emergency requiring access.
4. A Co-owner of a vacant unit must provide the Association with a certificate of insurance in compliance with Association Bylaws. The Board reserves the right to secure insurance on the unit, if the co-owner of the vacant unit fails to provide the certificate of insurance. Any fees and charges for such forced insurance shall be assessed to the co-owner of the unit.
5. Upon notice or discovery of that any unit is not being continuously occupied, or in the event that adequate heat is not being maintained, the Association may thereafter enter the unit and take such action as the Board determines to be appropriate to maintain the unit and address any repairs needed to prevent damage.

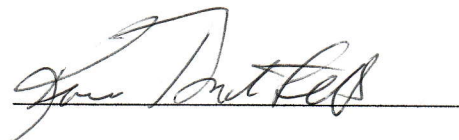
6. If access to the unit is required, at least one member of the Board of Directors or a representative of the Association's managing agent shall be present during the entry, repair and securing of the unit. Access shall be made via the use of a locksmith or key supplied by owner. A report of the entry shall also be made to the Sheriff's Department. The Association shall not be obliged to give advance notice of entry in the event that immediate access is reasonably needed to restore heat or otherwise prevent damage.
7. If the utilities are not maintained, the Association reserves the right to have the utilities reconnected. Any fees and charges for utilities shall be assessed to the co-owner of the unit.
8. Any expenses incurred in securing a vacant unit, including without limitation, late charges, interest, costs of collection and enforcement, including actual attorney's fees (not limited to the statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the co-owner in default and shall be secured by the lien on the co-owner's unit.
9. Failure to meet any of the time periods set forth herein shall not be deemed a waiver of the right of the Association to enforce or pursue its Vacant Unit Regulation.

**THEREFORE**, be it declared that this regulation was approved by Lakeview Chalet Condominium Association on June 24, 2009 and will become effective August 1, 2009

Witness:



Secretary of the Association



President of the Association