RESOLUTION OF THE BOARD OF DIRECTORS OF LOCKLIN PINES CLUSTER CONDOMINIUM ASSOCIATION ACCESS TO ASSOCIATION BOOKS AND RECORDS

The undersigned, President of Locklin Pines Cluster Condominium Association, a Michigan nonprofit corporation (the "Association"), certifies that the following resolutions were duly adopted at a meeting of the Board of Directors held on August 25th, 2026:

The following procedures and rules shall apply with respect to Co-owners' rights to inspection of the Association's books and records:

BACKGROUND

A. The Association is responsible for governance, maintenance, and administration of Locklin Pines Cluster Condominium (the "Condominium").

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, and the Association's Articles of Incorporation, the Amended and Restated Consolidating Master Deed, and the Condominium Bylaws (collectively, the "Condominium Documents").

C. The Association's Board of Directors desires to adopt resolutions with respect to the rights to inspection of books and records of the Condominium, and the procedure for requesting access to such records.

The Association's Board of Directors adopts the following resolutions, which are binding upon all Co-owners and their tenants, occupants, successors, and assigns:

1. Access in General. Subject to the provisions of these Resolutions, Co-owners and their mortgagees are allowed access to the books, records, contracts, and financial statements concerning the administration and operation of the Condominium (collectively, the "Books and Records").

2. Income and Expense Statement; Balance Sheet. If requested in writing by a Co-owner or their mortgagee, the Association will mail, or email if applicable, to the Co-owner or their mortgagee the Association's income/expense statement and balance sheet as of the end of the preceding fiscal year.

3. Written Request to Inspect. Any Co-owner or mortgagee that wants access to inspect the Books and Records is required to put their request in writing. Co-owners must utilize the "Co-owner Record Request Form" attached to this Resolution when making any request to inspect Books and Records. While the Co-owner Record Request Form is intended to facilitate Co-owner requests, use of the Form does not guarantee or obligate the Association's production of any of the requested Books and Records. Any request must:

a. Be directed to the Board of Directors' attention and delivered to the Association at its registered address or at the address of the Association's management company.

b. Indicate with reasonable particularity the purpose of the inspection and the Books and Records the Co-owner or mortgagee desires to inspect.

c. Demonstrate that the Books and Records sought are directly connected with the purpose.

4. Evaluation of Request. Requests that are deemed to demonstrate a proper purpose and are not otherwise limited by this Resolution will be approved. "Proper purpose" means a purpose that is reasonably related to a person's interest as a member of the Condominium or, in the case of a mortgagee, as a mortgagee. A request will be denied or limited if it: fails to demonstrate a proper purpose; fails to identify with reasonable particularity the Books and Records to be inspected; fails to demonstrate that the Books and Records sought are directly connected with the purpose; seeks Books and Records not subject to inspection under this Rule; or seeks Books and Records whose disclosure the Board of Directors determines in good faith would impair the privacy or free association rights of the Association's members or the lawful purposes of the Association.

5. Response and Inspection Procedure. The Association or its managing agent shall notify the Co-owner or mortgagee as to whether the request to inspect will be permitted within five (5) business days of receipt of a properly delivered written request. The requesting Co-owner or mortgagee and the Association's managing agent shall then coordinate an inspection of the records during regular office hours at a mutually agreed time at the office of the Association's management company or other suitable location. A Co-owner's attorney or other agent who wishes to inspect the Books and Records must follow the procedure set forth in this Resolution, and must also provide the Association's management company a power of attorney or other writing authorizing the attorney or agent to act on behalf of the Co-owner to the extent the attorney or agent is seeking to inspect the records without the Co-owner present.

6. Inspection Conditions.

a. The requestor shall not disrupt the normal office activities during the inspection. The Association and its management company may also impose reasonable time limits on the inspection of any Books and Records.

b. No Books and Records shall be removed from the management company's office. The Association, through its management company or otherwise, may require that the inspection of the Books and Records be monitored. Any monitor provided by the Association or its management company is under no obligation to respond to questions or other inquiries made by the requestor. If the requestor desires any photocopies of the Books and Records, the copies will be made by the management company at a reasonable rate per copy, as determined by the Board of Directors or management company.

7. Records Not Subject to Inspection. The ability to inspect the following Books and Records would impair the rights of privacy and free association of the Association members, or would otherwise impair the lawful purposes of the Association. Accordingly, Co-owners and mortgagees, and the attorneys or agents for the Co-owners and mortgagees, are prohibited from inspecting the following:

a. Any privileged or confidential documents, records, communications, or attorney work product.

b. Any and all documents, books, or records specific to an individual Co-owner or Unit, including but not limited to violation notices, delinquencies, leases, payment histories, disability-related information, copies of payments, or applications and related documents

submitted in connection with any modification or alteration to a Unit, except to the extent disclosure can reasonably be made with redaction of the protected information.

c. Any records for which the disclosure would violate a law or impair the rights of another.

d. Drafts, preliminary materials, and internal deliberative records not maintained as final Association records.

e. The above-referenced documents are not intended to constitute an exhaustive list of all Books and Records that may be excluded from the scope of a Co-owner's or mortgagee's record inspection request, and the Board of Directors reserves the right to deem the disclosure of additional Books and Records as impairing the rights of privacy of the Association members, or the Association's lawful purposes.

8. Construction. This Resolution shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents. Nothing in this Rule limits the right of a Board member to examine the Association's Books and Records for a purpose reasonably related to the Board member's position, as provided by law.

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Locklin Pines Cluster Condominium Association

By: Charles E. Fossle
Name: CHARLES E. FOSSLE
Its: President

LOCKLIN PINES CLUSTER CONDOMINIUM ASSOCIATION
CO-OWNER RECORD REQUEST FORM

Date:_____
Co-owner Name(s): _____
Address or Unit Number: _____

1. State all Books and Records Requested:

_____
_____
_____
_____
_____
_____
_____
_____

2. State with reasonable particularity the purpose of the inspection of each of the Books and Records listed in Paragraph #1:

_____
_____
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_____
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_____

3. State how each of the requested Books and Records listed in Paragraph #1 are directly connected with the purpose stated in Paragraph #2:

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_____

By signing and submitting this Co-owner Record Request Form, I am acknowledging that the Association will consider this request in light of the applicable provisions of the Michigan Nonprofit Corporation Act, the Michigan Condominium Act, and the "Resolution Regarding Access to Association Books and Records." I further acknowledge that use of this Co-owner Record Request Form does not in and of itself guarantee production of any or all of the requested Books and Records.

_____ _____
Co-owner Name Co-owner Name