

*The Sunnybrook Association, Inc.*

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P. O. BOX 934 (TOC ROAD)  
HIGHLAND, NEW YORK 12528

February 28, 1978

Dear Member:

Your Board of Directors has recently passed the following resolutions:

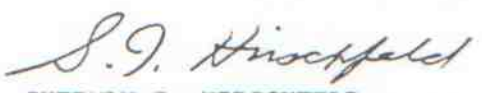
"BE IT RESOLVED that the attached map of Sunnybrook, entitled 'Designated Parking Areas' of Sunnybrook Association, Inc., be and is hereby adopted by this Board.

BE IT FURTHER RESOLVED that the Secretary of the Association be directed to transmit one copy of this map to every member and communicate to each member that they are permitted to park only in their designated area and that any violations thereof will be enforced."

We hope that your having this map will clear up any parking problems which may have existed and wish to thank you in advance for your cooperation.

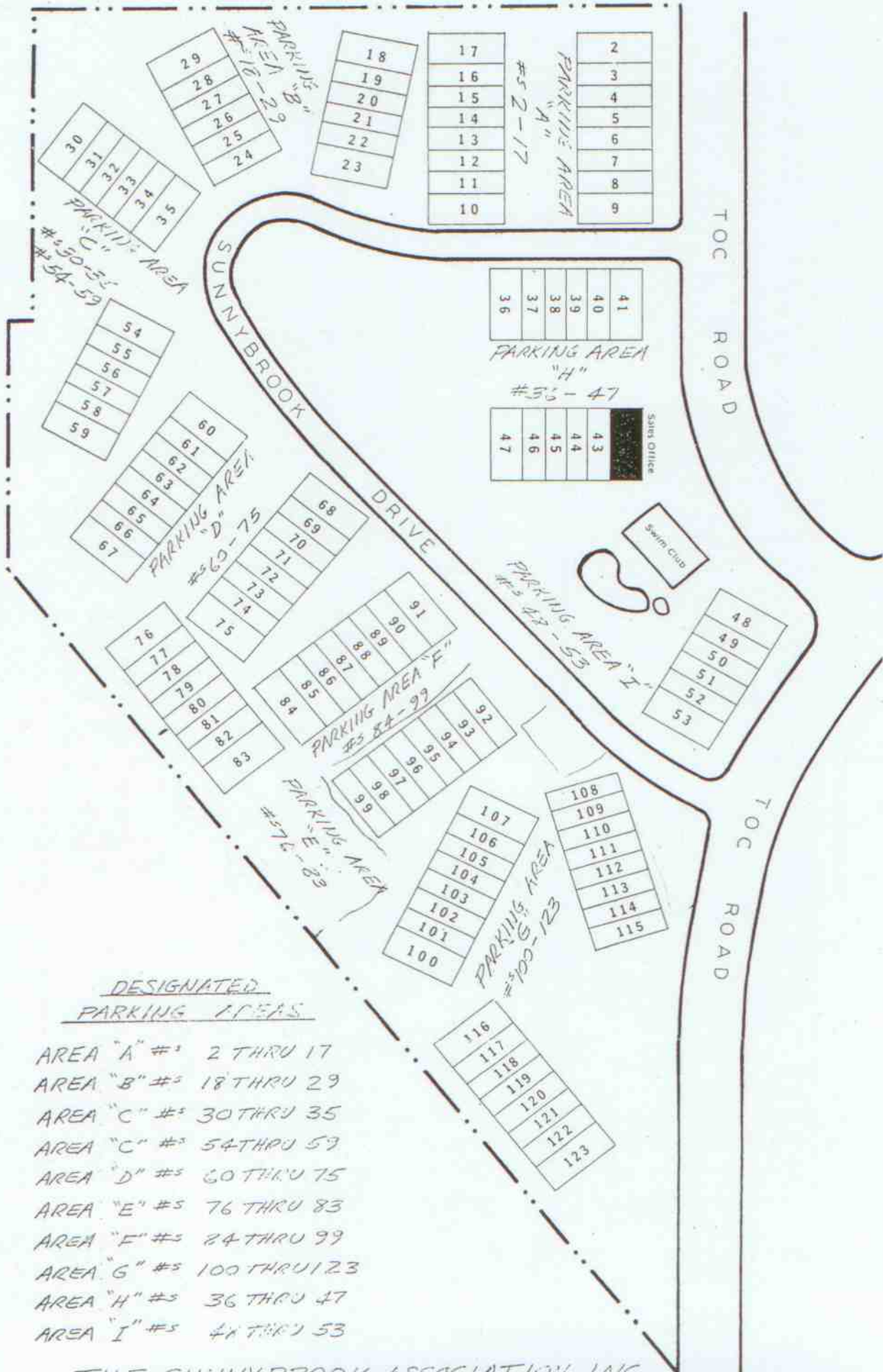
Very truly yours,

THE SUNNYBROOK ASSOCIATION, INC.



SHERMAN I. HIRSCHFELD  
Secretary

SIH:ca  
Att.



DESIGNATED  
PARKING IDEAS

- AREA "A" #5 2 THRU 17
- AREA "B" #5 18 THRU 29
- AREA "C" #5 30 THRU 35
- AREA "C" #5 54 THRU 59
- AREA "D" #5 60 THRU 75
- AREA "E" #5 76 THRU 83
- AREA "F" #5 84 THRU 99
- AREA "G" #5 100 THRU 123
- AREA "H" #5 36 THRU 47
- AREA "I" #5 48 THRU 53

POLICY RESOLUTION # 79-01

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to the purchase of:

Directors and Officers Liability Insurance

WHEREAS: Article VIII, Section 1 of the By-Laws of the Sunnybrook Association, Inc. provides for indemnification of every Director and Officer against all loss costs and expenses incurred by him in connection with any action, suit or proceeding; and

WHEREAS: Article III, Section 7, Paragraph "K" includes as one of the duties of the Board the responsibility to insure the Association against any loss;

Now, therefore, be it resolved that Directors and Officers Liability Insurance be purchased by the Association through the group plan provided by the Community Association Institute, Inc. of Washington, D. C.

Minute book no. 2, page 1

Attest:

Aug 1, 1979

John Prentice  
(Secretary)



POLICY RESOLUTUON # 79-02

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to the purchase of:

Liability, Fire and other appropriate insurances

WHEREAS: Article III, Section 7, Paragraph "K" of the By-Laws of the Sunnybrook Association, Inc. includes as one of the duties of the Board the responsibility to insure against loss from fire, vandalism or any other cause and to maintain public liability insurance;

Now, therefore, be it resolved that a comprehensive insurance package be purchased through Roland A. Augustine, Inc. of Kingston, New York.

Minute book no. 2, page 2

Attest:

Aug 1, 1979

John Prentice  
(Secretary)



POLICY RESOLUTION # 79-03

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

Retention of Legal Counsel

WHEREAS: Article III, Section 7, Paragraph "K" of the  
By-Laws of the Sunnybrook Association, Inc.  
includes as one of the duties of the Board  
the responsibility to employ competent  
legal counsel;

Now, therefore, be it resolved that the firm of Nardone  
and Nardone of Highland and Kingston, New York be retained  
as attorneys for and counsel to the Association.

Minute book no. 2, page 3

Attest:

Aug. 1, 1979

John Prentice  
(Secretary)



POLICY RESOLUTION # 79-04

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

The reimbursement for monies extended by certain  
individuals to meet debts incurred by the  
Sunnybrook Association, Inc.

WHEREAS: Certain individuals may have extended their  
own personal funds in order to meet debts  
rightfully incurred by the Association, and

WHEREAS: Article III, Section 7, Paragraph "K" of the  
By-Laws of the Sunnybrook Association, Inc.  
includes as one of the powers of the Board  
the use of monies collected from the members  
to operate and maintain the Common properties;

Now, therefore, be it resolved that individuals be  
reimbursed for monies extended by them in order to satisfy  
debts rightfully incurred by the Association, and that those  
reimbursements be made only after receipts, invoices or other  
appropriate documentation is reviewed and approved by the  
Board.

Minute book no. 2, page 4

Attest:

Aug 1, 1979

John Pentice  
(Secretary)



of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

Actions to be taken in connection with the collection  
of past due assessments

- WHEREAS: Upon assumption of control of the association by the homeowners, several households are in arrears; and
- WHEREAS: Article V of the Declaration of Covenants and Restrictions provides covenants for Maintenance Assessments; and
- WHEREAS: Article III, Section, Paragraph 6 of the By-Laws of the Sunnybrook Association, Inc. includes as one of the duties of the board the collection of assessments; and
- WHEREAS: Article III, Section 3, Paragraph C of the Declarations of Covenants and Restrictions limits the extent of members assessments by the right of the Association to suspend certain rights of an owner;

Now, therefore, be it resolved that all households which are more than six(6) months in arrears shall have their voting rights and right to use of the recreational facilities immediately revoked, and that those households be notified by certified mail of their obligation to pay all past due assessments and interest upon those assessments, and that those accounts be referred to the Association's attorneys for action at law or foreclosure.

Be it further resolved that all households which are more than three(3) months in arrears shall be notified of their obligation to pay all past due assessments and interest upon those assessments and that their voting rights and right to use of the recreational facilities will be revoked fifteen(15) days after notification.

Be it further resolved that a member's rights be reinstated upon payment of all past due assessments, accrued interest and other costs of collection which shall include but are not limited to attorney's fees.

Minute book no. 2, page 5

Attest:

Aug 1, 1979

John Buntice  
(Secretary)



of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

Actions to be taken in connection with the collection  
of past due assessments

WHEREAS: Article V of the Declaration of Covenants and Restrictions provides covenants for Maintenance Assessments; and

WHEREAS: Article III, Section 3, Paragraph C of the Declaration of Covenants and Restrictions limits the extent of members easements by the right of the Association to limit certain rights of an owner; and

WHEREAS: Article III, Section 7, Paragraph B of the By-Laws of the Sunnybrook Association, Inc. includes as one of the duties of the Board of Directors the collection of assessments;

Now, therefore, be it resolved that the Treasurer will notify by first class mail any owner whose General Assessment payment is not received within fifteen(15) days from the date the same shall become due. Such notification will state that the payment is considered past due and will include those actions which will be taken if payment is not received within thirty(30) days from the date the same shall become due.

Be it further resolved that the Board of Directors will suspend the voting rights and right to use the Recreational Facilities of any owner(s) whose General Assessment payment is not received within thirty(30) days of the date the same shall become due. The Treasurer will notify such owner(s) by certified mail, return receipt requested, of the suspension and of their obligation to pay all past due assessments, interest upon those assessments, and any and all costs incurred by the Association in connection with the collection of those assessments and interest. Such costs will include but are not limited to attorney's fees. Failure of the U. S. Postal Service, for any reason, to deliver such notice will not, in any way, relieve the owner(s) of any obligations to the Association; nor will such failure limit the actions which the Board of Directors must take in accordance with the provisions of this resolution.

(continued)



Be it further resolved that, if the General Assessment payment of any owner(s) is not received within forty-five days of the date the same shall become due, the Board of Directors will instruct the Association's attorneys to begin action at law or to foreclose the lein against the property.

Be it further resolved that this resolution shall completely supersede a similar resolution dated August 1, 1979 and filed as #79-05 in the Book of Resolutions of the Sunnybrook Association, Inc.

Minute book no. 2, page 6

Attest:

August 13, 1979

John Bantice  
(Secretary)

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

Parking of unregistered vehicles

WHEREAS: Storage on the common properties of unregistered and/or uninsured vehicles provides an insurance liability for the Association; and

WHEREAS: Article III, Section 3, Paragraph H, limits the extent of member's easements by the right of the Board of Directors to impose further restrictions;

Now, therefore, be it resolved that the Board of Directors will consider as abandoned and thus will cause to be removed from the common properties, any motor vehicle which is not properly licensed to operate on public roadways in the State of New York.

Minute book no. 2, page 19.0

Attest:

2/11/80

Charles W. Johnson  
(Secretary)

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution pertaining to:

Use of the Recreational Facilities

- WHEREAS: The Sunnybrook clubhouse and pools meant as and are insured as a recreational facilities; and
- WHEREAS: The aforementioned facilities are for the use of all members of the Association; and
- WHEREAS: The cost of operation of the aforementioned facilities must be borne, through General Assessments, by all members of the Association; and
- WHEREAS: Article III, Section 3, Paragraph N includes among the duties of the Board of Directors, the establishment and enforcement of Rules and Regulations relative to the operation and use of the Common Areas.

Now, therefore, be it resolved that use of the recreational facilities will be limited to:

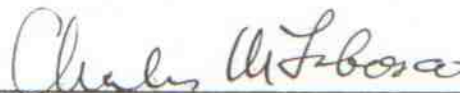
- a. affairs sponsored by the Sunnybrook Association, Inc. and
- b. affairs sponsored by and for which the cost is completely borne by an adult resident of the Sunnybrook community; and
- c. affairs sponsored by a charitable organization in which an adult resident of the Sunnybrook community is an active participant, and for which a request has been made by an official of the organization on their letterhead, and for which a certificate of insurance has been filed with the Board of Directors by the organization.

Be it further resolved that specifically excluded from the above list of affairs is any use of the recreational facilities for any commercial enterprise or for which an individual or group, other than the Sunnybrook Association or a qualified charitable organization, will realize a profit.

Minute book no. 2, page 24.0

Attest:

2/11/80

  
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(Secretary)

**POLICY RESOLUTION #79-08**

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd,  
County of Ulster, State of New York.

A resolution superseding previous resolution #79-07 pertaining to:

Unregistered and Uninsured Vehicles left on the Common Areas

- Whereas:** It is the responsibility and the intent of the Sunnybrook Association, Inc. to create and maintain a safe environment and atmosphere for its residents, particularly its children, and to protect their interests in the community, physically, financially and esthetically; and
- Whereas:** the cost of insurance for the Common Areas of Sunnybrook must be borne through general assessments by all members of the Association; and
- Whereas:** motor vehicles, to include, but not be limited to, cars and trucks, when left on the Common Areas of the Association unregistered and uninsured, become a hazard to the members of the community and their guests, and a potential liability to the Association and all of its members; and
- Whereas:** Article III, Section 3 of the Sunnybrook Association, Inc. By-Laws includes among the duties of the Board of Directors, the establishment and enforcement of Rules and Regulations relative to the operation and use of the Common Areas;

Now, therefore, be it resolved that concerning unregistered and uninsured vehicles left on the Common Areas:

- a. any vehicles in this condition will be considered to be abandoned by its owner or owners;
- b. that any vehicle considered abandoned will be caused to be removed from the Association Common Areas by the Association at the owner's or owners' expense in order to preserve the safety and integrity of the Sunnybrook community.

**Attest:**

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Secretary

POLICY RESOLUTION # 80-02

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd  
County of Ulster, State of New York

A resolution superseding the previous resolution #80-01  
pertaining to:

Use of the Recreational Facilities

- WHEREAS: The Sunnybrook Clubhouse and pools are meant as  
and are insured as recreational facilities; and
- WHEREAS: Part of the philosophy and purpose of the Association  
is to provide social, recreational and educational  
programs for the enrichment of the Sunnybrook  
community; and
- WHEREAS: The aforementioned facilities are for the use of  
all members of the Association; and
- WHEREAS: The cost of operation of the aforementioned facilities  
must be borne through general assessments by all  
members of the Association; and
- WHEREAS: Article III, Section 3, Paragraph N includes among  
the duties of the Board of Directors, the establishment  
and enforcement of Rules and Regulations relative  
to the operation and use of the Common Areas.

Now, therefore, be it resolved that use of the recreational  
facilities will be limited to:

- a. affairs or programs sponsored and implemented by the  
Sunnybrook Association, Inc. directly and
- b. affairs or programs sponsored by the Sunnybrook  
Association, Inc. where the instructor or the principals  
to provide the activity are contracted by the Sunnybrook  
Association, Inc..Program Committee, and for which a  
certificate of insurance has been filed with the Board  
of directors by the instructor or principals and

- c. affairs sponsored by and for which the cost is completely borne by an adult resident of the Sunnybrook community and
- d. affairs sponsored by a charitable organization in which an adult resident of the Sunnybrook community is an active participant, and for which a request has been made by an official of the organization on their letterhead, and for which a certificate of insurance has been filed with the Board of Directors by the organization.

Be it further resolved that specifically excluded from the above list of affairs is any use of the recreational facilities for any commercial enterprise not within the definitions of social, recreational, or educational programs which would be provided under the conditions stated in item b above or for which an individual or group, other than the Sunnybrook Association or a qualified charitable organization, will realize a profit.

Attest:

5/4/81

Margaret Steimmeyr  
Secretary



POLICY RESOLUTION # 80-03

of the Sunnybrook Association, Inc.  
located in the Town of Lloyd,  
County of Ulster, State of New York

A resolution pertaining to:

The dedication of the rights of way to, and the sale of Water,  
Storm Sewer and Sanitary Sewer lines to the Town of Lloyd.

WHEREAS: The Board of Directors of the Sunnybrook Association, Inc. has determined that it is desirable for the Town of Lloyd to maintain the Water, Storm Sewer and Sanitary Sewer lines which pass under the properties of the Sunnybrook Association, Inc.; and

WHEREAS: The cost of maintenance of the aforementioned lines are currently borne, through general assessments of the Association, by all members of the Association; and

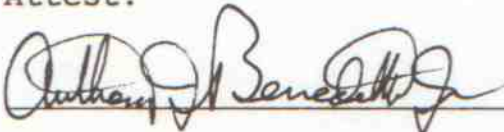
WHEREAS: Article III, Section 7 of the By-Laws of the Sunnybrook Association includes among the duties of the Board of Directors, the power to sell or do any act which may alter or change the assets of the Association provided that such actions do not substantially alter the capital structure of the Association.

Now therefore, BE IT RESOLVED that the Sunnybrook Association, Inc. will sell to the Town of Lloyd for a nominal sum of money, all Water Storm Sewer and Sanitary Sewer lines which pass under the properties of the Sunnybrook Association, Inc.

BE IT ALSO RESOLVED, that the President of the Association is empowered to affix the corporate seal of the Sunnybrook Association, Inc. and to sign any and all bills of sale or other instruments appurtenant to the aforementioned sale.

Minute book no. 2 page 39.0

Attest:



A. J. Benedetti, President



Charles M. Lobosco, Secretary

