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# Sunnybrook Association

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6 Main Street  
Suite 311  
Highland NY 12528

Phone: 914-691-7388  
FAX:  
email:

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Monday , May 24,1999

**AMENDED BY RESOLUTION 2008 - 01**

## **POLICY RESOLUTION # 99-01**

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

A Resolution pertaining to ; Pool Rules, Guests and Parties

WHEREAS: Article III , Section 7 (i) , of the By-laws of The Sunnybrook Association , Inc., states that part of the duties of the Board of Directors shall be , " To make, and enforce compliance with, such Rules and Regulations relative to the use and occupancy of the Living units, the operation and use of the Common Areas and to amend the same as it deems reasonable and necessary ..." and,

WHEREAS: Pool usage has increased, and the number of young children in the community has increased. and,

WHEREAS: Pool parties have interfered with the enjoyment and use of the Pool by residences. and,

WHEREAS: The incidental cost of Pool parties have increased.

NOW THEREFORE, BE IT RESOLVED that, The Pool Safety Rules be revised as follows,

### **POOL ADMISSION RULES**

#### **2 Revise**

2(b) Any child who is a resident, may have a baby-sitter accompany them to the pool if:

The Baby-sitter is at least 13 years of age and,

Has a permission slip signed by both, the child's parent or guardian and the sitters parent or guardian.

**5 ADD**

- 5a. No more than 5 school age children will be allowed per resident.
- 5b. No more than 10 guests total will be allowed per resident.  
Any number of guests over this constitutes a Pool Party.

**POOL PARTIES**

- 3. Revise
- 3. At 11:00 PM the Pool Party must move inside the downstairs game room or cease.

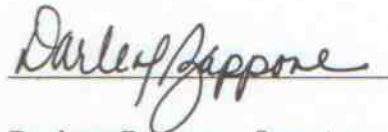
**ADD**

- 4. All Pool parties are to be scheduled at least 2 weeks in advance with the Pool Director.
- 5. There will be a \$25.00 fee for all Pool Parties, in addition to the \$1 per guest fee.
- 6. Children's Pool Parties will be allowed during regular operating hours on week days only.

Attest:



Kevin Doyle , President



Darlene Zappone , Secretary

Date Adopted : 5/24/99



Monday, February 7, 2000

POLICY RESOLUTION # 2000-01

of The Sunnybrook Association, Inc.  
Town of Lloyd  
County of Ulster  
State of New York

A Resolution pertaining to over the air reception devices:

WHEREAS: The Federal Communications Commission adopted the "Over-The-Air Reception Device Rule. Cited as 47 C.F.R. Section 1.4000, which has been in effect since October 14, 1996 (hereinafter referred to as "the rule"); and

WHEREAS: It prohibits restrictions that impair the installation and maintenance or use of over the air reception devices as defined by the Rule and including but not limited to antennas used to receive video programming, satellite dishes, or antennas and satellite dishes used to receive internet data;

NOW THEREFORE, BE IT RESOLVED that,

1) Over the air reception devices (hereinafter referred to as OTARDs) that fall within the provisions of the rule, will be allowed to be installed on property that falls under the exclusive use of the Homeowner; and

2) OTARDs must be installed in accordance with all applicable sections of: Local Building Codes, The National Electrical Code, The Life Safety Code, The National Fire Protection Code and any and all other codes pertaining to the same provided same comply with the rule; and

3) That no OTARDs shall be installed in such a manner that it, is attached to any Association owned property, (example the fences) or that it interferes with the maintenance of the same or that it overhangs onto Association owned property; and

4) That the cost of repair of any and all damage caused to any unit or its grounds, or the property or grounds of The Sunnybrook Association during installation or maintenance of the OTARDs (including any damage from the OTARD caused by an act of God), shall be the sole responsibility of the Homeowner; and

5) That any damage, as indicated in paragraph 4, shall be repaired within 2 weeks of when the damage occurred. If said damage is not repaired within this time the Association will cause said repairs to be made and the cost of said repairs will be shown as a special assessment against the unit and subject to all collections processes as laid out in the By-laws of the Association; and



6) All wire and cable must be installed concealed provided it doesn't impair reception of an acceptable quality signal or impose unreasonable expense; and

7) The OTARD shall be placed in the least conspicuous place provided it doesn't impair reception of acceptable quality signal or impose unreasonable expense. The Association's placement priority is as follows:

- 1) Within the fenced in yard, below the sight line;
- 2) On the back of the Unit;
- 3) On the roof of the Unit;
- 4) On the front of the unit.

Attest:

  
Kevin Doyle, President

  
~~Darlene Zappone~~, Secretary  
Elaine Rhodes

Date Adopted: 7/7/08



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# Sunnybrook Association

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60 Toc Drive  
Highland NY 12526

Phone: 914-691-7388  
FAX:  
email:

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Monday , May 8, 2000

## **POLICY RESOLUTION # 2000-02**

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

A Resolution pertaining to : Animals in the Playground

- WHEREAS: Article IX, Section 5. of the Covenants and Restrictions, states "... that, dogs, cats, or other common household pets may be kept ..." and;
- WHEREAS: Article III, Section 1. , states that, "every member shall have a right and easement of enjoyment in and to the Common Areas..." and;
- WHEREAS: Resolution 98-01 requires that ALL Pets be leashed on Sunnybrook Common Areas. and;
- WHEREAS: The Playground is intended for the enjoyment of the children and their families. and;
- WHEREAS: Residents walking their Pets and allowing them to defecate in and on the Playground area interferes with the right to enjoyment of the other residents. and;
- WHEREAS: The defecation left by such Pets presents a imminent health hazard to the children using the Playground. and;
- WHEREAS: Previous attempts to alleviate this situation have failed.

NOW THEREFORE, BE IT RESOLVED that,

- 1) No Pets will be allowed on the Playground.

The Playground is defined as; The entire area in the center of the Sunny Brook complex, bordered by, The Pool Parking Lot, the paved sidewalk from the Pool Parking Lot to the Road known as Sunnybrook Circle and the Road known as Sunnybrook Circle. and;

- 2) A fine of Twenty Five Dollars (\$25.00) per incident will be levied against the Unit of any resident found walking or causing their Pet to be walked, leashed or unleashed in the Playground area. and;
- 3) In the event one or more fines remain unpaid within thirty (30) days from the date they were assessed, said fines shall become due and payable and will be subject all provisions of Article 5, Section 6. Default. of the Sunnybrook Covenants and Restrictions.



Attest:

A handwritten signature in cursive script, appearing to read "Kevin Doyle", written over a horizontal line.

Kevin Doyle, President

A handwritten signature in cursive script, appearing to read "Darlene Zappone", written over a horizontal line.

Darlene Zappone, Secretary

Date Adopted: 5/8/2000

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# Sunnybrook Association

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60 Toc Drive  
Highland NY 12528

Phone: 914-691-7388  
FAX:  
email:

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Monday , November 13, 2000

**AMENDED BY RESOLUTION 2008 - 02**

## **POLICY RESOLUTION # 2000-03**

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

A Resolution pertaining to ; Fines

**WHEREAS:** Article III Section 7 (b), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "to establish, levy, assess and collect assessments, both general and special, from the members ...." and

**WHEREAS:** Article III Section 7 (j), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "To assure that the provisions of the Association, as embodied in the Certificate of Incorporation, the Declaration and these By-laws, be carried out". and

**WHEREAS:** Article III Section 7 (n), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "To make, and enforce compliance with, such Rules and Regulations relative to the use and occupancy of the living units, the operation and use of the Common Areas and to amend the same from time to time as it deems reasonable and necessary, which Rules and Regulations shall become binding on all owners, occupants, lessees, invitees, members, residents and guests, which may include, although not be limited to the suspension of the privileges of membership and the right to the enjoyment of the Common Areas by the owners, members, guests, residents, occupants, lessees, and invitees." and

**WHEREAS:** Article III Section 7 (j), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; " All other lawful powers and duties necessary



for the proper conduct and administration of the affairs of the Association; and the Board, in its discretion, may do or cause to be done all lawful acts and things as are not by law, by these By-laws or otherwise, direct or require to be done or exercised by members of the Association or owners of Living Units, or by others." and

WHEREAS: Owners, members, guests, residents, occupants, lessees, and invitees, are failing to comply with the By-laws, Covenants and Restriction, and Resolutions of the Association. and

WHEREAS: Such noncompliance has caused numerous complaints and a general degrading of the appearance of the Community as well as health issues, interference with other members right to enjoyment, and letters that fines will be levied against the units by Town Authorities have been received by the Board and forwarded to the Unit Owners.

NOW THEREFORE, BE IT RESOLVED that,

1) A progressive fine will be levied, as the Board deems necessary, against each, owner, member, guest, resident, occupant, lessee and invitee for failure to comply with the, By-laws, Covenants and Restrictions and Resolutions of the Association.

2) Said fine will be a minimum of Fifty Dollars (\$50) and an additional fine of double the previous amount will be added to the original fine for each week that the violation or noncompliance exists.

EXAMPLE; week 1 - \$50 fine, week 2 - \$100 fine; week 1 + week 2 = \$150  
week 3 - \$200 fine ; week 1 + week 2 + week 3 = \$350


3) In the event that one or more fines remain unpaid within thirty (30) days from the date they were assessed, said fines shall become due and payable and will be subject to all provisions of, Article 5, Section 6. "Default" of the Association Covenants and Restrictions.


4) All Membership Rights and Privileges will be suspended upon notification, written or verbal, until the violation is remedied and all fines are paid in full.



- 5) A separate fine will be levied for each Article and Section of the By-laws, Covenants and Restrictions or each Resolution broken.
- 6) The Board at it's discretion may levy a fine for all existing violations. Failure of a previous board to remedy a violation shall not be deemed as approval.
- 7) In the case of Satellite Dishes, No fine will be levied for the placement of dish or the running of the wiring on the outside of the Unit until the Board has received the Declaratory Ruling from the FCC on Resolution 2000-01.  
**However, a fine will be levied for fallure to submit an Alteration Form for Review and Approval prior to the installation of a Dish.**

Attest:

  
Kevin Doyle , President

  
Darlene Zappone , Secretary

Date Adopted : 12/18/2020



# Sunnybrook Association

60 Toc Drive  
Highland NY 12528

Phone: 914-691-7388  
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Monday , November 13, 2000

## POLICY RESOLUTION # 2000-04

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

**SUPERSEDED BY RESOLUTION 2002-01**

A Resolution pertaining to ; Administration Fee for Clerical Services required for Closings.

WHEREAS: Article III Section 7 (b), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "to establish, levy, assess and collect assessments, both general and special, from the members ...." and

WHEREAS: The requirements of Legal Counsel for both, the Seller and the Buyer in a Unit sale, as well as Requirements of the Lending Institutions and Title Companies, have become more involved, requiring more information, research and time on behalf of the Association Bookkeeper. Resulting in an added expense to the Association.

NOW THEREFORE, BE IT RESOLVED that,

- 1) A one time Administration Fee of Seventy Five Dollars (\$75) will be charged to the Unit Owner (Seller) for the Associations clerical work, i.e.. Common Charge Letter, making up of New Home Owner Packet, faxing copies of Association insurance forms, researching Lien Satisfactions with the attorneys that filed the lien, checking with our accountant to see if past liens were written off, sending letters explaining special assessments and how they were apportioned, contacting attorneys to collect the New Member Fee, involved with a closing.

Attest:



Kevin Doyle , President



Darlene Zappone , Secretary

Date Adopted : 11/27/2000



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# Sunnybrook Association

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60 Toc Drive  
Highland NY 12528

Phone: 914-691-7388  
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email:

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**POLICY RESOLUTION # 2001-01**  
of the , Sunnybrook Association, Inc.  
Town of Lloyd  
County of Ulster  
State of New York

**SUPERSEDED BY RESOLUTION 2004 - 02**

A Resolution pertaining to ; **Returned Checks.**

WHEREAS: Article V Section 6 , of the By-laws of The Sunnybrook Association Inc., states ; ...." then the entire delinquent assessment shall, together with such interest thereon and cost of collection thereof" ... and

WHEREAS: The cost to The Association in the form of returned check fees from the banks has increased.

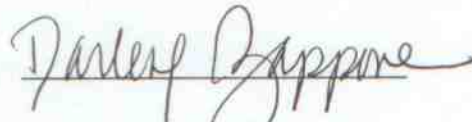
NOW THEREFORE, BE IT RESOLVED that,

- 1) A returned check fee of **Twenty Five Dollars (\$25.00)** will be assessed to the Homeowner for each check returned to The Association for any reason.
- 2) The returned check fee will be added to the past due amount and shall be subject to all provisions of Article V Section 6 Default. of the Sunnybrook Covenants and Restrictions.
- 3) The privilege of a homeowner to pay by check, shall be suspended for a period of one (1) year , upon the third occurrence of their check being returned to The Association. Only Cash, Money Order or Certified Check will be excepted as payment for any moneys owed to The Association during this one year suspension.

Attest:



Kevin Doyle , President



Darlene Zappone , Secretary

Date Adopted : 4/2/01



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***The Sunnybrook Association, Inc.***

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60 Toc Drive  
Highland, N.Y.

November 5, 2002

**POLICY RESOLUTION # 2002-01 (Amending resolution 2000-04)**

Of the SunnyBrook Association, Inc.

Town of Lloyd  
County of Ulster  
State of New York

A resolution pertaining to: Administration Fee for Clerical Services for Closings and Re-financings of Units.

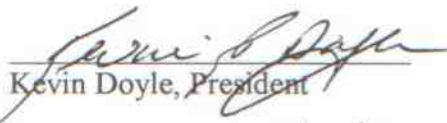
WHEREAS: Article III Section 7(b) of the By-laws of The SunnyBrook Association Inc., states that part of the duties of the Board of Directors shall be; "to establish, levy, assess and collect assessments, both general and special, from the members..." and

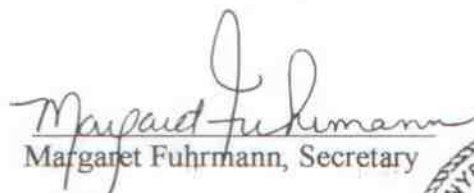
WHEREAS: The requirements of Legal Counsel for both, the Seller and the Buyer in a Unit sale, as well as Requirements of the Lending Institutions and Title Companies, have become more involved, requiring more information, research and time on behalf of the Association Bookkeeper, Resulting in an added expense to the Association.

NOW THEREFORE, BE IT RESOLVED that,

1. A one-time Administration fee of Seventy Five Dollars (\$75) will be charged to the Unit Owner (Seller) for the Association's clerical work, ie.. Common Charge Letter, making up of New Home Owner Packet, faxing copies of Association insurance forms, researching Lien satisfactions with the attorneys that filed the lien, checking with our accountant to see if past liens were written off, sending letter explaining special assessments and how they were apportioned, contacting attorneys to collect the New Member Fee, involved with a closing or re-financing.

Attest:

  
Kevin Doyle, President

  
Margaret Fuhrmann, Secretary

Date adopted: 12/2/02



# Sunnybrook Association

oc Drive

Phone: 845-691-7388

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Highland NY 12528

Monday, January 19, 2004

## POLICY RESOLUTION # 2004 - 01

of the Sunnybrook Association, Inc.

Town of Lloyd

County of Ulster

State of New York

A Resolution pertaining to ; Minimum Required Insurance for Living Units

WHEREAS: Article III Section 7 (j), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "To assure that the provisions of the Association, as embodied in the Certificate of Incorporation, the Declaration and these By-laws, be carried out". and

WHEREAS: Article III Section 7 (n), of the By-laws of The Sunnybrook Association Inc., states that part of the duties of the Board of Directors shall be; "To make, and enforce compliance with, such Rules and Regulations relative to the use and occupancy of the living units, the operation and use of the Common Areas and to amend the same from time to time as it deems reasonable and necessary, which Rules and Regulations shall become binding on all owners, occupants, lessees, invitees, members, residents and guests, which may include, although not be limited to the suspension of the privileges of membership and the right to the enjoyment of the Common Areas by the owners, members, guests, residents, occupants, lessees, and invitees." and

WHEREAS: Article X Section 1 of the Amended And Restated Declaration of Covenants and Restrictions of the Sunnybrook Association states ... " Each Owner of a Living Unit by acceptance of a Deed or other Conveyance therefor, whether or not it shall be expressed in any such deed or other conveyance therefor, covenants to carry, maintain, and timely pay the premium or premiums on a policy of fire, extended coverage, vandalism, and malicious mischief, with all risk endorsement insurance to cover a minimum of the entire replacement cost of the Living Unit located on such Lot, and to be placed with an insurance company authorized to do business in the State of New York. ... " and

WHEREAS: Article X Section 3 of the Amended And Restated Declaration of Covenants and Restrictions of the Sunnybrook Association states ... " Each Owner, by acceptance of ownership, agrees and covenants that if his Living Unit shall be fully or partially destroyed by fire or otherwise, he

Date Adopted: 1/19/04

shall reconstruct said Living Unit expeditiously, pursuant to plans approved by the Control Committee. and

WHEREAS: Owners of the Living Units have not been supplying The Association with proof of insurance. and

WHEREAS: From October to November 2003 in an effort to update our files and to comply with requirements of The Associations insurance company, The Association has required all Living Unit Owners to supply proof of insurance and in reviewing the same has found that many Units are underinsured. and

WHEREAS: The recommendation of The Associations insurance company, that a minimum of One Hundred Dollars (\$100.00) per square foot, would be required to cover replacement cost in today's market.

NOW THEREFORE, BE IT RESOLVED that,

- 1) Each Owner of a Living Unit shall be required to have in place at all times a policy of fire, extended coverage, vandalism, and malicious mischief, with all risk endorsement insurance in the sum of One Hundred and Twenty Thousand Dollars, (\$120,000.00) representing a minimum entire replacement cost of the Living Unit.
- 2) The **minimum** amount of Personal Liability insurance required, by any Unit Owner or any other person, wishing to rent The Clubhouse, be set at Three Hundred Thousand Dollars. (\$300,000.00) and
- 3) Each Unit Owner will be required to submit Proof of Insurance in these amounts by March 1, 2004 and every March First from there on. and
- 4) Failure by any Living Unit Owner to supply Proof of Insurance in the above mentioned amounts or any amount set in the future, by the dates set above, shall be considered a violation of this resolution and subject to fines and suspension of Membership Rights and Privileges as set forth in Policy Resolution # 2000-03.

Attest:



Kevin Doyle, President



Margaret Fuhrmann, Secretary



Date Adopted: 1/19/04



November 22, 2004

**POLICY RESOLUTION 2004-02**

OF The SunnyBrook Association, Inc.  
Town of Lloyd  
County of Ulster  
State of New York

A Resolution pertaining to: **Returned checks**

WHEREAS: Article V Section 6, of the by-laws of the SunnyBrook Association, Inc. states;...  
"then the entire delinquent assessment shall, together with such interest thereon and  
cost of collection thereof"... and

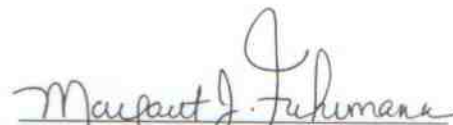
WHEREAS: The cost of the Association in the form of returned checks fees from the banks  
Have increased.

NOW THEREFORE, BE IT RESOLVED, that

- 1 A returned check fee of **Fifty Dollars (\$50.00)** will be assessed to the Homeowner for each check returned to the Association for any reason.
2. The returned check fee will be added to the past due amount and shall be subject to all provisions of Article V Section 6 Default, of the Sunnybrook Covenants and Restrictions.
3. The privilege of a homeowner to pay by check, shall be suspended for a period of one year (1), upon the third occurrence of their check being returned to the Association, Only cash, Money Order or Certified Check will be accepted during this one year suspension.
4. That resolution No. 2001-01 dated: April 2 2001 is hereby rescinded

Attest:

  
Kevin Doyle, President

  
Margaret Fuhrmann, Secretary

Adopted 11/22/04

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