

LONG HILL ESTATES AT PETERBOROUGH,A CONDOMINIUM

**MINUTES
BOARD MEETING
SEPTEMBER 25,2004
10 LONG HILL ESTATES
7:30 pm**

Present were George Austermann , Director/Treasurer and Jane Morrissey,
Director/Clerk

MOTION: by Jane Morrissey, second by George Austermann: To adopt Policy Resolution #01/04 (Feeding of Wildlife), #02/04 (Outdoor Smoking) and #03/04 (Allowable Vehicles) to become effective October 25,2004. To send copies via US Mail to all unit owners at addresses of record with notice that public hearings will be held at the written request of a unit owner. **PASSED:** Both in favor

NOTE: Although this was a majority vote, Liam Kelly, on vacation at the time, voted in the affirmative via telephone from Wisconsin.

Resolutions are attached.

**MINUTES
SEPTEMBER 10,2004
UNIT #34
10:00AM**

Present were Liam Kelly, President; George Austermann, Director/Treasurer and Jane Morrissey, Director/Clerk and Lesley Loke

MOTION: by Jane Morrissey, second by George Austermann: To authorize Liam Kelly to contact Atty. Quinlan re: amendment to the Declaration of Condominium adopted by Governor's Square. **PASSED:** All in favor

MOTION: by Liam Kelly, second by George Austermann: To approve the Actions Taken Via Telephone, July-August, 2004 as written. **PASSED:** All in favor

MOTION: by Jane Morrissey, second by George Austermann: To speak with Atty. Crocker re: Amendment wording. **PASSED:** All in favor

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
POLICY RESPLUTION # 01/04**

FEEDING OF WILDLIFE

WHEREAS: Article III, 1 (e) of the By Laws assigns responsibility for making and amending rules respecting the use of the property and

WHEREAS: Article V , 9 allows the Board of Directors to make rules concerning the operation and use of the Common Area and

WHEREAS: Article V, 7 (e) disallows any use or practice on the property which is an annoyance or interferes with the peaceful possession or proper use of the Condominium by others and

WHEREAS: The Declaration of Condominium, 3 (viii) prohibits any use of any part of the Condominium which is or will become in the judgement of the Board of Directors an annoyance or nuisance to other unit owners and

WHEREAS: Government agencies have issued warnings relevant to the relationship between placing feeding substances outdoors and drawing of undesirable wildlife and

WHEREAS: Undesirable and dangerous wildlife are known to frequent the property

THEREFORE BE IT RESOLVED THAT: No substances which draw any type of wildlife may be scattered, distributed, placed, stored, or otherwise used in or on any outside areas of the Condominium at any time . with the following exception:

Self- contained bird feeders may be placed outside from November 1st – May 1st .

Violations will result in removal by the Association, the cost of which will be billed to and payable by the offending unit owner.

Adopted by the Board of Directors: September 25, 2004

Effective: October 25, 2004

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
POLICY RESOLUTION # 02/04**

OUTDOOR SMOKING

WHEREAS: Article V, 7 (e) of the By-Laws disallows any use or practice on the property which is an annoyance or interferes with the peaceful possession of the Condominium by others and

WHEREAS: Articles V ,9 and III ,1 (e) assigns to the Board of Directors the responsibility for making rules respecting the use of the property and

WHEREAS: The Declaration of Condominium, 3 (viii) prohibits any use of the Condominium which is or will ~~be~~ in the judgement of the Board of Directors an annoyance or nuisance to other unit owners and

WHREAS: Second hand tobacco smoke is known to be hazardous to human health

THEREFORE BE IT RESOLVED THAT: No smoking is allowed on Common Area.

Adopted by the Board of Directors:September 25,2004

Effective:October 25,2004

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
POLICY RESOLUTION # 03/04**

ALLOWABLE VEHICLES

WHEREAS: Articles V, 9 and III, 1 (e) of the By-Laws assign to the Board of Directors the responsibility for making rules respecting the use of the property and

WHEREAS: There is a fiduciary duty to maintain and improve the value of the property and

WHEREAS: The aesthetic appearance of the community directly affects the value of the property and

WHEREAS: The Declaration of Condominium 3 (i) specifically speaks to the residential use of the condominium and

WHEREAS: It is necessary to maintain the residential character of the community

THEREFORE BE IT RESOLVED THAT: Vehicles that do not fit in the garage with the garage door closed may not be kept on the property .Lettered vehicles must be kept inside the garage.

Adopted by the Board of Directors; September 25,2004

Effective: October 25,2004