

RULES FOR DUPLEXES

The following rules for Duplexes were adopted unanimously by the Board of Directors on 8/30/05.

1. For purposes of this resolution and all rules pertaining to duplexes; Duplexes are defined as two non-divided connected units (unfettered access between both units - no locking door between units), a single kitchen, one family unit living in entire apartment, no partial subletting of unit.
2. Maintenance will be adjusted and a new stock certificate will be issued to reflect a duplex unit. The new monthly Duplex maintenance will be 75% of the pre-duplex combined unit cost. For example if your duplex consists of two "A" units, your new monthly maintenance will be 75% of the combined maintenance of both "A" units.
3. If a unit is re-converted back to a non-duplex unit then a new stock certificate will be issued to reflect the regular monthly maintenance for the 2 stand alone units. (2/3 of all duplexes are "A" units and with apartment prices being high and dormers soon to be allowed we anticipate few additional duplexes).
4. Newly issued stock certificate will specifically indicate "DUPLEX APARTMENT".