

Council of Unit Owners of Harbor East Tower Condominium

Unanimous Consent of Directors
In Lieu of Meeting

Relating to the Architectural Approval Request for Unit 2701

WHEREAS, Section 2.3 of the Bylaws of the Council of Unit Owners of Harbor East Tower Condominium ("Bylaws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of Harbor East Tower Condominium ("Association") and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Section 3.2 of the Bylaws provides that the directors shall exercise their powers and duties in good faith and in the best interest of the Association and its members;

WHEREAS, a request was made by the Owners of Unit 2701 to modify the wall sconces that are currently installed on the common elements outside of the entry door to the Unit;

WHEREAS, upon review of the proposed modification, the Board has determined that the proposed replacement wall sconces are acceptable given the location and limited common use of the common element area outside of the entrance to Unit 2701;

WHEREAS, given the Board's review of the matter, the Board has determined that it is in the best interests of the Association and the Association's members to adopt a resolution granting the Owners of Unit 2701 the approval to install two new Holly Hunt Kari wall sconces (product details attached) outside of the entry door to unit 2701, as replacement to the current wall sconces originally installed as part of the common elements, subject to the conditions stated herein.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby authorizes the Owners of Unit 2701 to install the approved wall sconces outside of the entry door to Unit 2701 within the common elements of the 27th floor corridor, subject to the following requirements:

1. The Owners of Unit 2701 shall be solely responsible for the costs of installation of the replacement wall sconces;
2. The Owners of Unit 2701 shall engage the services of a qualified contractor(s) to implement the installation and such contractor shall be approved by the Association management prior to proceeding with the installation;
3. The replacement wall sconces shall be installed using good workmanship consistent with the standards applied to the common elements of the Condominium;
4. The replacement wall sconces shall be consistent with the product materials identified in the attached;

5. The installation of the replacement wall sconces shall comply with all applicable codes, including, without limitation, the distances such wall sconces extend from the wall surface;
6. The Owners of Unit 2701 shall be responsible for any damages and/or future repair or replacement that may be necessary with respect to the new wall sconces during the period that the Owners own Unit 2701;
7. Should the Owners of Unit 2701 sell the unit to a subsequent purchaser, the Owners of Unit 2701 shall be responsible for disclosing the future owner's obligations with respect to the wall sconces and shall provide adequate documentation of such disclosure to the Association;
8. Upon review and approval of the installation of the replacement wall sconces, the Association shall perform ordinary maintenance with respect to the wall sconces, including light bulb(s) replacement and replacement of the ballast(s) consistent with such maintenance performed by the Association on other wall sconces on the common elements.
9. The Owners of Unit 2701 shall sign this resolution to acknowledge their responsibilities outlined herein.

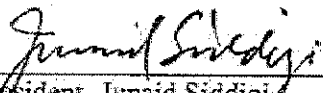
This Unanimous Consent shall be filed among the minutes of the proceedings of the Board of Directors of the Association.

Harbor East Tower Condominium

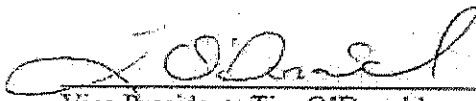
Dated effective: _____

Pertaining to: 27th floor common area amendments performed by the owners of unit 2701

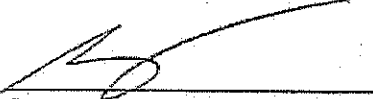
Directors:



President- Junaid Siddiqi

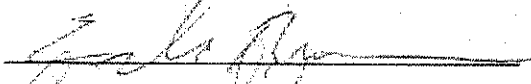


Vice President- Tim O'Donald



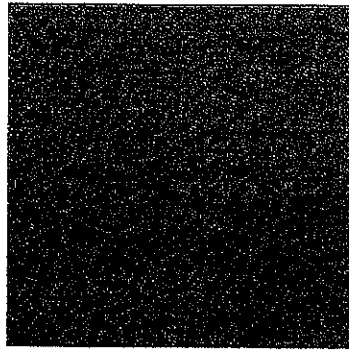
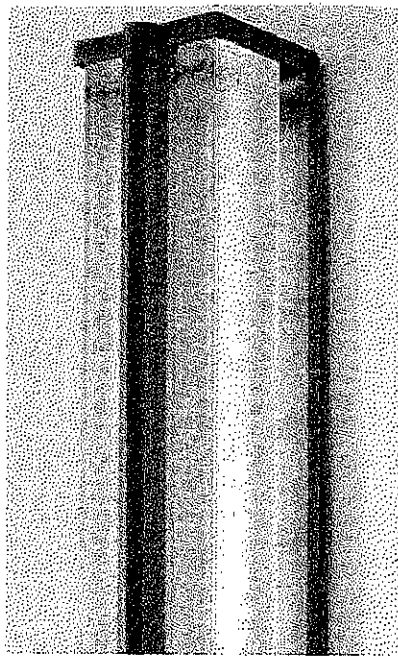
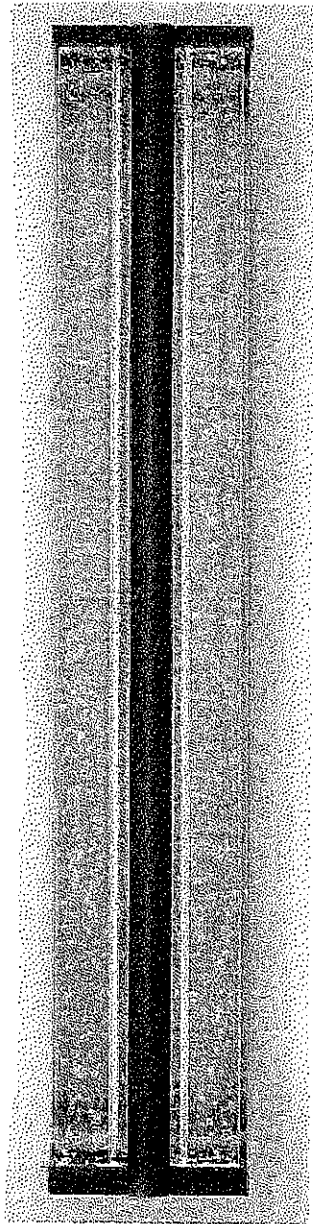
Secretary/Treasurer- George Philippon

READ AND AGREED




Owners of Unit 2701

Date: 12/1/23



Finish

Sconce

- Holly Hunt Kori Sconce
- 3.25"W x 22.75"H x 4"D
- Brass with a Golden Bronze Patina Finish
- Cast Glass
- Integrated LED
- UL Listed
- CE Listed
- ADA Compliant
- Suitable for Damp Locations
- Dimmable
- cUL Listed
- IP30