

Coronado Villas Condominium Owners Association

Adoption and Amendment Procedures


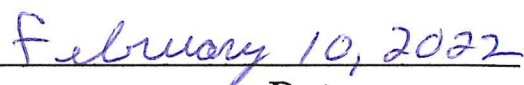
BE IT RESOLVED, the following policy shall govern the adoption and amendment of policies, procedure, and rules of the Coronado Villas COA.

1. The Bylaws may be amended by vote of two-thirds of the Directors of the Executive Board, following notice and opportunity to all Unit Owners, at any meeting called for such purpose.
2. The meeting can be a regular or special meeting of the Unit Owners by a vote of a majority of a quorum of members present in person or by proxy.
3. No amendment of the Bylaws of the Declaration shall be adopted which would affect or impair the validity or priority of any security interest covering any Unit or which would materially change the provisions of the Bylaws with respect to a first lien security interest or the interest of any negotiations or liens of record.
4. The following criteria should be considered when adopting or amending a policy, procedure, or rule.
 - a. Is it necessary and reasonable?
 - b. Is it clear and ambiguous?
 - c. Does it relate to the preservation, protection, and enhancement of property values?
 - d. Is it consistent with the Associations governing documents and applicable to Federal, State and Local statues or regulations?
5. In the case of any conflict between the Articles of Incorporation and the Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and the Bylaws, the Declaration shall control.


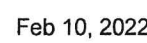
6. Once a policy, resolution, rule, regulation or guideline is adopted or amended, it will be placed on the Coronado Villas COA page of the Managing company website and Owners made aware of same.
7. The COA managing company will maintain a file containing the polices, resolutions, procedures, rules, regulations, and guidelines at its physical office and is subject to review as listed in the records and retention policy.

Restrictions on Amendments.

No amendment of the Bylaws or the Declaration shall be adopted which would affect or impair the validity or priority an any security interest covering any Unit or which would materially change the provisions of the Bylaws with respect to a first lien security or the interest of any mortgages or liens of record.

Ronald Seghers – President **Date**

Bill Benac – Secretary **Date**