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**THE VILLAGES AT QUAIL RUN CONDOMINIUM ASSOCIATION, INC.**

**PAYMENT RESOLUTION**

We, the undersigned, being a majority of the Board of Governors of the Villages At Quail Run Condominium Association, Inc., (the "BOG") pursuant to The By-Laws of The Villages At Quail Run Condominium Association, Inc., recorded June 30, 2008 in Book 51379, Page 419, and the Master Deed of The Villages At Quail Run dated June 14, 2002 and recorded in Book 35747, Page 213, as amended, hereby adopt the following resolution:

Condominium fees and all other applicable charges are due on the first day of each month with a fifteen (15) day grace period. Any and all payments received will be applied to the oldest charges first. Unit Owners are required to send their payments in full and on time even if an invoice or coupon is not received.

Any Unit Owner whose payment has not been received in full and on time resulting in an outstanding balance of Twenty Five (\$25.00) Dollars or more, will automatically be assessed a late fee of Twenty Five (\$25.00) Dollars. A Notice of Outstanding Charges ("Notice") will be sent by the Managing Agent shortly after the Fifteenth (15<sup>th</sup>) of each month, including any late fees and/or other charges that have been assessed to the account of each Unit Owner.

If any Unit Owner wishes to dispute any charge(s) on his/her account, except for Condominium Fees and/or Special Assessments, then he/she must:

1. Pay the stated charges in full. Otherwise the Unit Owner's request to dispute the charge(s) will be denied and the charges will remain on the Unit Owner's account.
2. Submit a written request (within thirty (30) days of receipt of said Notice) stating why the disputed charges should be waived. Furthermore, it is the Unit Owner's responsibility to ensure that the Managing Agent has received such request and to find out when the next BOG meeting is.

Note: No Unit Owner may dispute the Condominium Fees and/or Special Assessments.

After receiving the Unit Owner's written request, the Managing Agent will acknowledge receipt of such request to the Unit Owner, as well as the date when such request will be

**THE DARTMOUTH GROUP**  
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Bedford, MA 01730-2356

presented to the BOG. In addition, the Unit Owner may attend the meeting in person to answer any questions from the BOG.

After the BOG meeting, the Managing Agent will notify the Unit Owner in writing of the BOG decision, and (i) If the BOG has approved the Unit Owner's request, then the Unit Owner's account will be credited for that specific amount and the Unit Owner's next monthly invoice will reflect the credit, or (ii) If the BOG has denied the Unit Owner's request, the Unit Owner will be deemed to have exhausted all further appeals and will remit payment in full as originally invoiced.

The Managing Agent shall have no authority to waive late fees and/or any other charges without the approval of the majority of the BOG.

Executed under seal this 3rd day of <sup>June 2010</sup>~~May~~, 2010.

Majority Of The Board  
Of Governors Of The  
Villages At Quail Run  
Condominium Association, Inc.  
And Not Individually

( Robert Freedman  
( Robert Freedman, Governor  
( Vince Picarello  
( Vince Picarello, Governor  
( Stan Gordon  
( Stan Gordon, Governor  
( Dianne Potter  
( Dianne Potter, Governor  
( Marie Kapsalis  
( Marie Kapsalis, Governor

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 3rd day of June, 2010, before me, the undersigned notary public, then personally appeared the above-named Robert Freedman, Vincent Picarello, Stan Gordon, Dianne Potter and Marie Kapsalis, who proved to me through satisfactory evidence of identification, which was my own personal knowledge of the identity of the signatory to be the persons whose names are signed above and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, as Governors of The Villages At Quail Run Condominium Association, Inc.

Catherine B. Birnbrick  
Notary Public: Catherine Birnbrick  
My commission expires: May 17, 2013

