

Rocaille Condominium Apartments, Inc.  
**Summary of Amendments**  
As of **3-18-02**

**\*\*\*FINAL\*\*\***  
**CORRECTED EDITION**  
March 18, 2002

Declarations

- Section 27, item F, parts 1 and (a), p. 11 (April 20, 1968)
- 1) No "resident" children under 18
  - 2) No owner pets
  - 3) No visitor pets

By-laws

- Section VI, part 4, p. 10 (Dec. 22, 1969)  
No annual audit by C.P.A. required

Declarations

- Section 13, item B, p.3 (May 7, 1974)  
Late payment penalty raised to 10% interest per annum
- Section 20, item F, part 1, p. 8 (May 7, 1974)  
Late payment penalty raised to 10% interest per annum

Declarations

- Section 27, item D, p. 11 (Dec. 17, 1976)  
May rent units for no less than six (6) months

Addition to Rules & Regulations (March 22, 1977)

- 1) Each apartment owner shall submit a list of the members of his/her "immediate" family who may occupy the apartment during the absence of the owner. This list to be the names of children, parents, grandchildren, brothers, or sisters. The list shall give the name, address and relationship and shall be kept in the Association's file.
- 2) When it is desired that "other" than the immediate family (as listed above) be allowed to occupy said apartment during the owner's absence, a total of 30 days in each calendar year is the maximum. Also **no** 30 day period of each year can run consecutively such as December and January. The owner shall also be required to inform the Board in advance of the possible occupancy of the apartment, giving the names, home addresses, number of guests, and the length of stay anticipated.
- 3) The Secretary of the Board will keep the record of the guests to see that the Regulation is observed for the benefit of all.
- 4) For the owner's protection it has been recommended that a Board member be informed when members of their "immediate" family are expected to occupy an apartment in his absence. The name and relationship should be given.

By-laws

Article II, section 1, p. 2 (Dec. 17, 1979)

Annual meetings to be held the first week of December, not later than the 7<sup>th</sup>; for electing Directors and transacting authorized business by the members

Declarations

Section 13, item B, p. 3 (Jan. 9, 1985)

Late payments penalty:

- 1) Payments are due within 15 days of due date
- 2) After 15 days, \$25.00 late fee as well as 10% interest
- 3) After 30 days, \$50.00 late fee as well as 10% interest

Section 20, item F, part 1, p. 8 (Jan. 9, 1985)

Payments shall first be applied to late fee, then to accrued interest, then to assessment payment first due

By-laws

RESOLUTION (May 13, 1987)

No resident children under 16

Declarations

Section 27, item F, part 2, p. 12 (May 31, 1991)

Adds (b) Second Mortgage: No owner may seek a second mortgage on his condominium parcel without first obtaining a current written professional appraisal of the unit's value, and the prior approval of the board of Directors. The total indebtedness of an existing mortgage and a second mortgage will be limited to 80% of the appraised value of the unit.

Declarations

Section 27, item E, p. 11 (May 31, 1991)

~~Regulations and amendments to require no less than two thirds (2/3) of the entire membership of the association [see 1 below]~~

Articles of Incorporation

Article IX, part 2, p. 6 (May 31, 1991)

- ~~1) Requires amendments to receive no less than two thirds (2/3) of the members of the Association and two thirds (2/3) of the Board of Directors~~
  - ~~2) Amendments must be approved seperately by both the Board of Directors AND the membership of the Association~~
- [see 2 below]

By-laws

Section VIII, part 2, p. 11 (May 31, 1991)

~~Requires amendments to receive no less than two-thirds (2/3) of the vote of the entire membership of the Association [see 3 below]~~

1. Declarations

Section 27, item E, p. 11 (May 21, 1992)

Regulations and amendments to require only "a majority of the voting interests represented at a meeting at which a quorum is present..."

2. Articles of Incorporation

Article IX, part 2, p. 6 (May 21, 1992)

- 1) Amendments to require only "a majority of the voting interests represented at a meeting at which a quorum is present."
- 2) Amendments must be approved separately by both the Board of Directors AND the membership of the Association

3. By-laws

Section VIII, part 2, p. 11 (May 21, 1992)

Requires amendments to receive only "a majority of the voting interests represented at a meeting at which a quorum is present."

Declarations

Section 27, item F, part 1, p. 11 (Dec. 10, 1993)

Units may **not** be rented during the first **two** years of ownership

Declarations

Section 27, item F, part 1, p. 11 (April 12, 1995)

Adds (d) Application Fee: authorizes a \$100.00 non-refundable application fee from buyers and renters

Declarations

Section 27, item F, part 6, p. 13 (April 12, 1995)

Adds (e) Fines: authorizes Board imposed fines of \$100.00 per day up to \$1,000.00 for failure to comply with documents and regulations. Such fine to be imposed after (a) notice of intent to fine is given describing the violation and (b) an offer for a hearing by a committee of non-Board members.

Articles of Incorporation

Article V, part 1, p.4 (June 16, 1997)

Only owners qualify to serve on the Board, except as provided in the By-laws

By-laws

Section III, part 1, p.4 (June 16, 1997)

Allows certain occupant care-givers to serve on the Board of Directors  
under certain circumstances

*See original documents for complete language. JFD 3/18/02*