

May 17, 2006

To: All Riverside Court Condominiums Phase II Owners

From: Board of Directors

Please review the attached resolution. This is how it affects you. IF:

1. You own and live in your condo, this resolution has no effect.
2. You rent your condo to others, then you must have them provide a criminal background check to the Association management within 15 days of June 1, 2006. They can get these checks done through Jefferson Parish Sheriff's Office and thru the NOPD.
3. There are occupants of the condo that are regularly staying or living with the renters/occupants, then they too must provide these criminal backgrounds. Regularly means more than one a week or more than 4 days a month in a 28 day period.
4. Someone *other than the owner of record* (as verified in the mortgage records of Jefferson Parish) is living in the dwelling then they too must provide the criminal background check even if they aren't paying rent. Note this does affect owners who are using a "bond for deed" contract to sell.
5. You want to rent out or convey your condo in the future, then this new assessment applies.

**FAILURE TO PROVIDE THE INFORMATION WITHIN THE TIME PERIOD ALLOWED WILL RESULT IN THE FOLLOWING:**

1. The owner will be assessed a special assessment of \$1000.00 *per month* until compliance.
2. The electricity to the unit will be disconnected indefinitely.
3. Liens and foreclosure of your property will be soon to follow.

Please contact the management or a Board member if you have any questions.

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
RIVERSIDE COURT CONDOMINIUM PHASE II ASSOCIATION, INC.**

Date: May 15, 2006

Effective Date: June 01, 2006.

BE IT RESOLVED that the Board for this corporation enacts a special monthly assessment in the amount of \$1000.00 to Association members of Riverside Court Condominium Association Phase II who lease, sub lease, rent, convey, or transfer any property rights associated with their owned property in any form to any other person, other than an act of sale duly recorded in the mortgage records of Jefferson Parish, LA. This special assessment is to be utilized for a criminal records check to be conducted on all of the adult occupants of the leased or otherwise conveyed property. This includes non renters if they are a regular guest at the dwelling. If multiple adult occupants live in the rented property, then the assessment will be multiplied by the number of adult occupants. This assessment will be waived if the owners subject to this assessment render within 15 days of the effective of this special assessment a certified copy of criminal records checks of all the adult occupants of their owned property to said Board. Owners who in the future desire to rent or convey their property will also be subject to this assessment. This special assessment is specifically designed to better the quality of life of all our residents and minimize the opportunity for those of a criminal element to maintain occupancy on said property.

BE IT RESOLVED that the Board of this corporation, hereby authorizes the agent for said corporation, Terry Rhodes Realty to collect and administer the collection of this assessment, and hereby authorize said agent to disconnect utilities or exercise any and all methods utilized by the Association to collect past due amounts for any owners who do not comply with this special assessment.

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