

Condominium Association Management Agreement

The _____ Association's Board of Directors (hereafter The Association) hereby exclusively appoints Agent, J Keller Properties, LLC (hereafter Manager), to manage the Association in accordance with its covenants, conditions and restrictions, bylaws, and all Federal and State laws for a period of 90 days beginning on the ____ day of _____, 20____ and ending on the ____ day of _____, 20____. At the end of said term this contract shall renew on a recurring 90-day basis until either party submits a formal written 90 day notice.

MANAGER'S DUTIES AND RESPONSIBILITIES- Manager shall have duties and responsibilities including, but not limited to, the following:

A. ADMINISTRATIVE

The Manager Shall:

- 1) Provide a permanent contact person for communications between the Board and the Association unit Owners. The initial contact person shall be Jon Keller or Drew Fanelli.
- 2) Assume and administer current sub-contractor contracts in effect at time of new Management Contract for Services.
- 3) Set up and maintain a current owner database. Such information will be made available to The Association electronically if available.
- 4) Attend periodic Board Meetings as set by Board. Not to exceed 4 meetings per year. Board shall provide minutes to Manager.
- 5) Enforce Association Covenants, Conditions, and Restrictions as outlined in Association by-laws and Master Deed.
- 6) Provide a password-protected webpage at www.jkellerproperties.com devoted to The Association with pdf access to by-laws, master deed, owner directory, and whatever other materials the Board advises.

B. ACCOUNTING DUTIES

The Manager Shall:

- 1) Maintain a separate checking account in the name of the Association. No funds belonging to the Association shall co-mingle with Manager or any other properties' funds.
- 2) Collect and deposit all fees, dues, and assessments dictated by the Board of Directors in the approved (monthly, quarterly, or annual) basis and provide payment coupons to all owners.

Condominium Association Management Agreement

Lingsheng Yao



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