

**POWER OF ATTORNEY**

The undersigned owner of the units (the "unit") known as Unit Number \_\_\_\_\_ in the The Fairways Condominium, said Unit being designated and described as Unit Number \_\_\_\_\_ in the Declaration and also designated as Tax Lot \_\_\_\_\_ in Block \_\_\_\_\_ of Section \_\_\_\_\_ of the County of Westchester on the Land-Tax Map of the County of Westchester, Village of Pelham manor and on the Floor Plans, do(es) hereby nominate, constitute and appoint the persons who may from time-to-time constitute the Board, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, in their own names, as members of the Board or in the name of its designee (Corporate or otherwise) on behalf of all Unit Owners, in accordance with such Owners' respective interests in the Common Elements, subject to the provisions of the By-laws then in effect, (1) (a) following due authorization by the Unit Owners, to acquire, or lease any Unit, together with its (i) Appurtenant Interests, (ii) exclusive right to use the Limited Common Elements assigned thereto, and (iii) membership rights and privileges in the Association, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, upon such terms and conditions as shall be approved by a Majority of Unit Owners, (b) to acquire or lease any Unit, together with its (i) Appurtenant Interests, (ii) exclusive right to use the Limited Common Elements assigned thereto, and (iii) membership rights and privileges in the Association, whose Owner elects to surrender the same pursuant to the By-laws, (c) to acquire or lease any unit, together with its (i) Appurtenant Interests, (ii) exclusive right to use the Limited Common Elements assigned thereto, and (iii) membership rights and privileges in the Association, which becomes the subject of a foreclosure or other similar sale, on such terms and at such price or rental, as the case may be, as said attorneys-in-fact shall deem proper, in the name of the Board or its designee, corporate or otherwise, on behalf of all Unit Owners, and after any such acquisition or leasing, to convey, sell, lease, sublease, mortgage or otherwise deal with (but not vote the interest or exercise the Association membership rights and privileges appurtenant thereto) any such unit (together with the items described in clauses (i), (ii) and (iii) above) so leased by them, without the necessity of further authorization by the Unit Owners, on such terms and at such price or rental, as the case may be, as said attorneys-in-fact deem proper, granting to said attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present, and (2) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Condominium which the Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of any public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of all or any portion of the Condominium or (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting all or any portion of the Condominium which the Board deems necessary or appropriate.

The acts of a majority of such persons constituting the Board shall constitute the acts of said attorneys-in-fact.

This Power of Attorney shall be irrevocable.

In witness whereof, the undersigned has/have executed this Power of Attorney as of the \_\_\_\_\_ day of \_\_\_\_\_ 2006.

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**RECORD & RETURN TO:  
HARRIN K. PLATZNER, ESQ.  
BOX 111, WYKAGYL  
NEW ROCHELLE, N.Y. 10804-0111**