

T200763



THE OAKS CONDOMINIUM ASSOCIATION

A TEXAS NON-PROFIT CORPORATION

08/12/98 300213974 T200763

\$10.00

THE OAKS CONDOMINIUM ASSOCIATION, INC.

ELECTRICAL WIRING RESOLUTION

JUNE 9, 1997

WHEREAS, the Board of Directors of The Oaks Condominium Association, Inc. (a.k.a The Oaks of Woodlake or The Oaks) has become aware of several potentially dangerous situations concerning the electrical wiring on the property and wishes to promote the reasonable safety of all residents as well as protect the property.

WHEREAS, THE ORIGINAL CONSTRUCTION of The Oaks used "old technology" aluminum wiring and the vast majority of the original installation met the codes that were in place at the time (NEC, City of Houston Building Code). The Codes at the time specified that devices connected to the aluminum wire must be identified CU/AL or CO/ALR and should be, at a minimum, what is now installed.

WHEREAS, ALTERATIONS MADE BY THE ASSOCIATION to the common elements are being completed to code.

WHEREAS, ALTERATIONS MADE WITHIN THE UNITS, COMPLETED BY OWNERS OR TENANTS (or their designees), may or may not have been made to code and the Association has found evidence of a significant number of violations that exist which may create a safety hazard and endanger the Oaks as a whole.

WHEREAS, ALUMINUM WIRING TERMINATIONS may become loose over time and overheat so as to cause a fire hazard. These connections may require periodic inspection to insure their integrity by a qualified person. Exterior connections are being addressed in the panel replacement program. Interior connections, while the responsibility of the unit owner, can endanger the entire community in the event of a failure.

IT IS HEREBY RESOLVED, that after careful study, the following policy is adopted concerning the Electrical Systems within The Oaks of Woodlake.

SECTION 1: INSPECTION

As provided for in Sections 14, 15, 16 and 19(b) of the Declaration of Condominium for The Oaks of Woodlake and Article V, Section 1 and 6 of the Bylaws, the Board of Directors authorizes management to periodically inspect, with proper notice, the units to insure compliance with the appropriate electrical safety standards. The Board of Directors further authorizes management to specify corrections necessary as required by the City of Houston "Life/Safety" ordinance, and only the case imminent danger make those corrections immediately. All associated costs with correction are the owners; those associated with the initial and follow-up inspections are the Association's. Corrections to be made within ninety (90) days by a licensed electrician with proof of corrections presented to the Association manager.

SECTION 2: NOTICE

The unit owners must provide notice to management of any alteration whatsoever to the electrical system within their unit. The alteration must be made in accordance with the National Electric Code (NEC) and applicable electrical safety standards. Management is authorized to arrange inspections of all alterations.

SECTION 3: ALTERATIONS

The following is the preferred method of making future electrical alterations or corrections:

- A. DRYER: A Underwriter Laboratory (UL) approved outlet with appropriate CU/AL connection or CU when so wired.
- B. RANGE: A UL approved outlet with appropriate CU/AL connection.
- C. DISHWASHER: Copper wiring directly from wall switch to the dishwasher.
- D. DISPOSAL: Copper wiring directly from the wall switch to the disposal.
- E. A/C: A disconnect switch on the roof shall be provided.
- F. HEAT: Appropriate CU/AL connections shall be made.
- G. DIMMER SWITCHES: The connection shall be made using the COP/ALUM method.
- H. GFI'S: The connection shall be made using the COP/ALUM method.
- I. OUTLETS: The connection shall be made using the COP/ALUM method.
- J. SWITCHES: The connection shall be made using the COP/ALUM method.
- K. CEILING FANS: The connection shall be made using the COP/ALUM method.
- L. OTHER: In accordance with NEC and City of Houston prescribed standards.

The Secretary, by his/her execution below, certifies that the foregoing correctly reflects the motions made, seconded, and carried at the duly called and constituted meeting of the Board held June 9, 1997.

TO CERTIFY WHICH, witness my hand this 9th day of June, 1997.

Bill Ryan, Secretary

Bill Ryan, Secretary

STATE OF TEXAS §

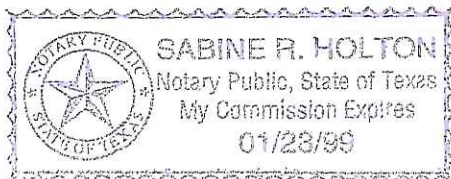
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Bill Ryan, Secretary of The Oaks Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL of office on this 9th day of June, 1997.

[Signature]

Notary Public, State of Texas



Typed/Printed Name of Notary
My Commission Expires: _____

FILED FOR RECORD
8:00 AM

AUG 12 1998

Beverly B. Feigman

County Clerk, Harris County, Texas

THE OAKS CONDOMINIUM ASSOCIATION, INC.

ELECTRICAL IMPROVEMENT PROJECT

UNIT INSPECTION CHECKLIST

DATE _____ UNIT _____

REMOVAL, INSPECTION, AND REINSTALLATION OF AT LEAST THREE SAMPLE RECEPTACLES AND THREE SAMPLE SWITCHES. NOTE: THIS IS A CURSORY INSPECTION ONLY, AND THERE MAY BE HAZARDS THAT EXIST THAT ARE NOT REFLECTED IN THIS CURSORY INSPECTION.

COMMENTS: _____

RECEPTACLE #1:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

A/C HEAT UNIT ELECTRICAL CONNECTIONS:
CONNECTIONS TIGHT: YES NO
COVER ON JUNCTION BOX: YES NO
COMMENTS: _____

RECEPTACLE #2:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

WASHER/DRYER CONNECTIONS:
ORIGINAL DRYER RECEPTACLE: YES NO
AL/CU RATED: YES NO
COMMENTS: _____

RECEPTACLE #3:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

APPLIANCES (RANGE & DISHWASHER):
ORIGINAL WHIRLPOOL: YES NO
COMMENTS: _____

RANGE RECEPTACLE:
INSTALLED PROPERLY: YES NO
COMMENTS: _____

RECEPTACLE (ADDITIONAL):

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

DISHWASHER CONNECTION:
CONNECTIONS SAFE: YES NO
COMMENTS: _____

DISPOSAL CONNECTION:
CONNECTIONS SAFE: YES NO
COMMENTS: _____

SWITCH #1:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

CEILING FAN(S) CONNECTION(S):
CONNECTIONS SAFE: YES NO
COMMENTS: _____

DIMMERS:
CONNECTIONS SAFE: YES NO
COMMENTS: _____

SWITCH #2:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

HAVE GROUND FAULT RECEPTACLES (GFCI) BEEN INSTALLED IN ANY AREAS: YES NO
If yes, please detail: _____

SWITCH #3:

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____
COMMENTS: _____

RESIDENT INTERVIEW AND COMMENTS:
Are you aware or have you noticed any unusual buzzing, smoking, outlets warm to the touch, dimming of the lights when an outlet is used, or other signs of concern? _____

SWITCH (ADDITIONAL):

LOCATION: _____
ORIGINAL CONSTRUCTION: YES NO
MODIFIED: YES NO
DEVICE TYPE: _____

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 173096

OAKS CONDOMINIUM ASSOCIATION INC.
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THIS IS PAGE 1 OF 1 PAGES

REDUCTION 16x CAMERA DESIGNATION MRG1

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

THE STATE OF TEXAS }
COUNTY OF HARRIS }

I, hereby certify that this instrument was FILED in File Number
Sequence on the date and at the time stamped hereon by me; and was
duly RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

AUG - 12, 1998



Beverly B. Kaufman

COUNTY CLERK
HARRIS COUNTY TEXAS

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