

CERTIFICATE OF SECRETARY
of
RESOLUTION OF BOARD OF DIRECTORS
of
THE OAKS CONDOMINIUM ASSOCIATION
regarding
RESPONSIBILITY FOR WATER DAMAGE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Bradley Lum B, Secretary of The Oaks Condominium Association (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 20th day of August, 2018, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following Resolution regarding Responsibility for Water Damage was duly approved by a majority vote of the Board members in attendance.

RECITALS:

1. The Declaration of Condominium for The Oaks of Woodlake (the "Declaration") was recorded on June 30, 1978 in Volume 72, Page 2, *et seq.* of the Condominium Records of Harris County, Texas.
2. The Declaration, as well as the Bylaws of the Association, provide that the affairs of the Association are governed by the Board of Directors and that the Board has the powers and duties necessary for the administration of the affairs of the Association and for the operation of the condominium.
3. Texas Property Code Section 82.102(a)(6) authorizes the Association, acting through the Board, to regulate the maintenance and repair of the condominium.
4. The Board believes it would be in the best interests of the Association and the Owners to clarify the maintenance responsibilities set forth in Paragraph 14 of the Declaration.
5. In accordance with its powers to do so, the Board wishes to promulgate the below Resolution to clarify the responsibility for water damage.

NOW, THEREFORE, BE IT RESOLVED THAT, the Board of Directors deems it necessary and appropriate to adopt and enforce a policy to clarify the responsibility for water damage.

RESOLUTION:

The following Resolution regarding Responsibility for Water Damage is adopted by the Board of Directors which, upon recording, replaces and supersedes any previously adopted and/or recorded resolutions or policies regarding responsibilities for water damage including, but not limited to, the Plumbing Lines Repair Allocation Resolution filed in the Official Records of Real Property of Harris County, Texas, at Clerk's File No. T200764.

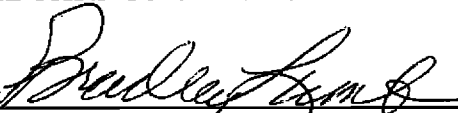
RP-2018-445970

1. If water damage occurs behind the exterior perimeter of the sheetrock enclosing the four (4) exterior walls of a Unit, or to a common water line that provides service to more than one (1) Unit, the repair costs will be the responsibility of the Association.
2. If water damage occurs behind the exterior perimeter of the sheetrock enclosing the four (4) exterior walls of a Unit, or to common lines that provide service to more than one (1) Unit, the Association is authorized to enter a Unit with or without Owner permission and take whatever action necessary to stop the leak that is causing the water damage. Once the leak has been stopped, the Association will remove any debris resulting from the Association's repair of the leak and will remove as much of the water as possible, if any, resulting from the leak by a method to be determined by the Association. The Association will only replace sheetrock that was removed to address the leak with builder's grade sheetrock. The Association will tape, float, texture, and paint with the replaced sheetrock with the original builder's grade color.
3. Unless otherwise provided by the Declaration, each Unit Owner will be responsible for damage caused by water leaks that occur within the four exterior walls of a Unit including, but not limited to, damage caused to: (a) the Unit Owner's Unit; (b) other Units; (c) Limited Common Elements; and (d) Common Elements.
4. The Unit Owner and the Owner's Unit will be assessed the cost to repair any damage to the Limited Common Elements or Common Elements resulting from water damage caused by a water leak from within a Unit for which the Association is not otherwise responsible.
5. Notwithstanding any other language in this Resolution, if water damage to a Unit, the Common Elements, or the Limited Common Elements is caused by the negligent or intentional act(s) of a Unit Owner or a Unit Owner's tenant(s), guest(s) or invitee(s), the Unit Owner is responsible for the cost of repairing such water damage and the cost of repairing such damage may be assessed against the Unit Owner and the Unit unless otherwise provided in the Declaration or state law.

Capitalized terms used herein have the same meanings as that ascribed to them in the Declaration.

I certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Resolution was approved as set forth above and now appears in the books and records of the Association.

THE OAKS CONDOMINIUM ASSOCIATION

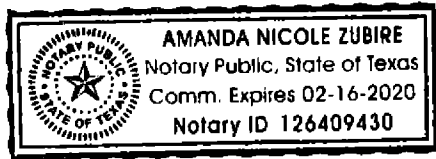
By: 

Printed: Bradley Lumb

Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 21 day of September 2017 §
personally appeared Bradley Lumb _____, Secretary of The Oaks Condominium
Association, 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 purpose and in the
capacity therein expressed.



Amanda Zubire
Notary Public in and for the State of Texas

RP-2018-445970