

UNIVERSITY GREEN TOWNHOME OWNER'S ASSOCIATION, INC.
RESOLUTION REGARDING ASSOCIATION REPAIR OF SLABS

WHEREAS, Article IX of the Declaration of Covenants, Conditions and Restrictions for University Green Townhomes, which article is entitled Exterior Maintenance, provides that the Association shall provide exterior maintenance of each Lot as required by ordinary wear and tear as opposed to maintenance or repair required because of damage occasioned by casualty, vandalism, natural disasters such as hurricanes or floods or the wilful or negligent act of any Owner, his family, guests or invitees;

WHEREAS, the Restrictions state that exterior maintenance includes repair of exterior building surfaces;

WHEREAS, the Association is only obligated to provide routine repairs necessitated by ordinary wear and tear;

WHEREAS, the Board of Directors has just been advised by the Association's attorney that it is her opinion that slabs are an exterior building surface;

WHEREAS, the Association is not obligated to provide interior repairs to townhomes under any circumstances;

WHEREAS, all of the indications of slab problems are visible only from the interior of a townhome;

WHEREAS, the members of the Board of Directors of the Association and the manager of the Association have no way of knowing the condition of the interior of a townhome;

WHEREAS, failure to report the interior signs of slab problems is wilful or negligent;

WHEREAS, the Association is not responsible for providing exterior maintenance to private patio areas, nor to any plant, shrub or tree which an Owner may plant or maintain on his Lot; and

WHEREAS, improperly or negligently maintained private patio areas and plants, shrubs or trees may lead to slab problems;

WHEREAS, it will promote efficiency and produce savings if the Association hires any contractor it will be paying;

WHEREAS, it has been the experience of the Association that the cost of the average slab repair necessitated by ordinary wear and tear does not exceed \$7,500.00;

NOW THEREFORE, BE IT RESOLVED that effective January 1, 1998 the Association will assume responsibility for and will hire and pay contractors up to \$7,500.00 per unit, to

make repairs to slabs when the need for repairs has been discovered after January 1, 1998 and has been occasioned by ordinary wear and tear as opposed to repair required because of extraordinary circumstances or because of damage occasioned by casualty, vandalism, natural disasters such as hurricanes or floods or the wilful or negligent act or omission of any Owner, his family, guests or invitees; and be it

FURTHER RESOLVED that Owners shall be obligated to pay for any cost of repairs to their slabs necessitated by causes other than ordinary wear and tear and shall be obligated to pay for any costs in excess of \$7,500.00 for repairs occasioned by ordinary wear and tear; and be it

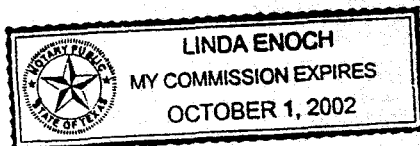
FURTHER RESOLVED that the Association will not be responsible for repairs to the interior of a townhome, or any exterior improvements that the owners are obligated to maintain, including but not limited to decks, patio areas, air conditioners, utilities, or any plants, shrubs, or trees planted and maintained by a unit owner under any circumstances.

Adopted this 17th day of June, 2000.

Tobie Williams
Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 8th day of June, 2000, by the said Tobie Williams, Secretary of UNIVERSITY GREEN TOWNHOME OWNER'S ASSOCIATION, INC. a Texas non-profit corporation, on behalf of said corporation.



Linda Enoch
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS