

POLICY RESOLUTION
OF THE
BOARD OF DIRECTORS
OF

X791587
07/23/04 300450928

\$13.00

SUNRIDGE VILLAS II HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Sunridge Villas II Homeowners Assoc. (the "Association"), certifies that the following resolution was adopted by not less than a majority of the Board of Directors of the Association at a meeting duly called and held for that purpose on July 16, 2004 at which a quorum was at all times present:

WHEREAS, Section 82.102 of the Texas Uniform Condominium Act authorizes the Board of Directors of the Association to adopt and amend rules relating to the application of payments received from owners; and

WHEREAS, the Board of Directors of the Association desires to adopt a policy relating to the application of payments received from owners so that payments are applied to the oldest outstanding charges levied against units;

BE IT RESOLVED, that, after the effective date of this policy, payments received from unit owners shall be applied in the following manner:

1. A payment received for a unit shall be applied to the oldest outstanding charges levied against the unit;
2. If different types of charges are levied against a unit in the same month and a payment is to be applied to outstanding charges levied against the unit that month, the payment shall be applied in the following order:
 - a. any regular assessment or unpaid portion of a regular assessment;
 - b. any late charge on a regular assessment;
 - c. any special assessment or unpaid portion of a special assessment;
 - d. any late charge on a special assessment;
 - e. legal fees;
 - f. other charges lawfully levied against the unit, such as repair costs;

FILED

04 JUL 23 PM 3:01

Alvin J. ...
COUNTY CLERK
HARRIS COUNTY, TEXAS

Not reviewed by Butler & Hailey fines.
Filed as a courtesy only

Payments will be applied in accordance with this policy regardless of whether a coupon is enclosed with the payment, any notation is made on the memo portion of a check, or the owner otherwise indicates an intent that the payment be applied to more recent charges.

EXECUTED on the 16 day of July, 2004 but effective as of January 1, 2004.

Earl C Hawley
Printed Name: EARL C HAWLEY
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Earl C. Hawley, President of Sunridge Villas II Homeowners Assoc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 16th day of July, 2004, to certify which witness my hand and official seal.



Betty Jean Utley
Notary Public - State of Texas

let
BUTLER & HAILEY, P.C.
1616 S. VOSS RD., SUITE 500
HOUSTON, TEXAS 77057

INSURANCE DEDUCTIBLE
RESOLUTION

The Board of Directors has obtained insurance policies protecting the buildings and common elements of the Property; and

*WHEREAS, the Board of Directors, having considered all relevant factors, and based in its business judgment, has agreed to a stated deductible; and

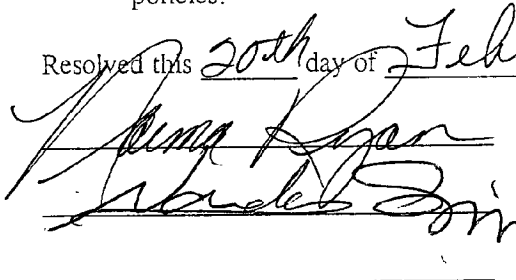
*WHEREAS, the Board of Directors is of the opinion that it is necessary to adopt and enforce an equitable policy in regard to the liability for payment of the deductible;

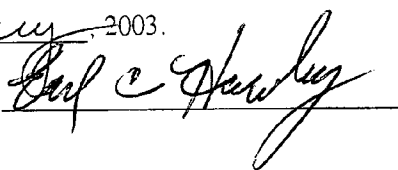
NOW THEREFORE BE IT RESOLVED that the following policy be and is hereby adopted:

1. In the event the loss or damage covered by the Association's insurance policy is caused by negligence of a unit owner, the unit owner's tenants, invitees or guests, such unit owner shall be liable for the full amount of any deductible on the Association's insurance policy.
2. In the event that:
 - (i) The loss originates or is caused by the unit owner, the unit owner's tenants, invitees or guests, or from unknown causes within the unit without any negligence being attributable; or
 - (ii) The cause of the loss cannot be determined and is only related to the unit owner's unit or the limited common elements assigned to the unit owner's unit,

the unit owner shall be liable for the full deductible on the Association's policy.
3. In the event more than one unit is involved in any insured loss and the cause of the damage cannot be attributable to any one unit or resident, the deductible will be proportionately distributed among all unit owners who have experienced the loss.
4. The Board urges all resident unit owners to purchase insurance coverage to supplement coverage not provided by the master policy. All unit owners are encouraged to contact their insurance agent to discuss these issues.
5. Unit owners are responsible for obtaining and continuing their individual insurance policies.

Resolved this 20th day of February, 2003.





RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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 herein by me; and was duly RECORDED. In the Official Public Records of Real Property of Harris County, Texas on

JUL 23 2004



Dorothy L. Kaufman

COUNTY CLERK
HARRIS COUNTY, TEXAS