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**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
WESTHOLLOW VILLA TOWNHOMES ASSOCIATION INC.**

**ALLOCATION OF
REPAIR AND MAINTENANCE RESPONSIBILITY**

The undersigned Secretary of WESTHOLLOW VILLAS TOWNHOMES ASSOCIATION, INC. a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on AUGUST 17, 2010, with at least a majority of the Board of Directors being present, the following ALLOCATION OF REPAIR AND MAINTENANCE RESPONSIBILITY were adopted pursuant to the following resolutions duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Declaration of Covenants, Conditions, and Restrictions (for) Westhollow Villa Townhomes" planned unit development recorded under County Clerk's File No. F190707 of the Real Property Records of Harris County, Texas and any and all amendments thereto (the "Declaration"), the Association is responsible, among other responsibilities, for administering the common areas of the Westhollow Villa Townhomes (the "Property") and providing certain limited exterior maintenance of the improvements located on the Building Plots therein, and

WHEREAS, (i) Section 204.010(a) of the Texas Property Code expressly vests in the Association, acting through its Board of Directors, the authority and right to "regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision"; (ii) Article II, Section 1(a) of the Declaration authorizes the Association to make, publish and enforce reasonable Rules and Regulations for the use of the Common Area any facilities situated thereon; (iii) Article V of the Declaration prohibits any exterior addition to or change or alteration of the exterior of any building unless such addition, change, or alteration is approved in writing by the Board of Directors; and (iv) Article VII(a) of the Bylaws of the Association provides the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area and facilities; and

WHEREAS, the Board of Directors, having considered all relevant factors, is desirous of evidencing, ratifying and confirming the long standing existing policies of the Association as to the repair and maintenance of certain items, and to provide disclosure of such policy to prospective future owners of townhouses at the Property as to same by establishing the following Allocation of Repair and Responsibility.

NOW THEREFORE, formal notice is hereby given to all existing present owners of townhouses at the Property and to all prospective and/or future owners of townhouses at the Property of the following long standing existing policies of the Association, as evidenced by the following Allocation of Repair and Responsibility.

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ALLOCATION OF REPAIR AND MAINTENANCE RESPONSIBILITY

A. THE ASSOCIATION IS RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE FOLLOWING ITEMS/COMPONENTS AT THE PROPERTY:

Pursuant to Article VI of the Declaration, the Association is generally responsible to provide maintenance on the Common Area, and is also generally responsible to provide exterior maintenance upon each Building Plot, including: paint, repair, replace (but not in the event of fire, or other casualty loss normally covered by insurance on the premises) and care for roofs, gutters, downspouts (if any), exterior building surfaces, fences, trees, shrubs, grass, walks, water distribution system owned by the Association, and other exterior improvements. Pursuant to the Declaration, such exterior maintenance does not include: glass surfaces, enclosed patio areas (if any), windows and doors and their fixtures of hardware, landscaping installed by Owner (if any), exterior light fixtures operated from a residence, air conditioning equipment, utility company meters, circuit breakers and switch panels, sewer, gas and electric power service lines. Based upon the Declaration and the long standing historic practice of the Association, the Association has, shall be, and is responsible for the repair and maintenance of the following specific items/components at the Property:

1. HardiBoard and HardiPanel siding, siding trim, waterproof sheathing.
2. Roof shingles, ridge row vents, waterproofing sheeting, shingle deck.
3. Fascia and soffit.
4. Skylight curb only, which attaches to the roof deck. Does not include the skylight/skylite.
5. Brick siding; including exterior of brick chimney, chimney mortar cap or chimney metal top cap. Does not include spark arrestor or bird screen on chimney.
6. Brick or wood divider wall/wing wall (as applicable; some townhouses do not have such walls).
7. Concrete driveways and sidewalks on common property.
8. Garage door wood frame, trim and painting of garage door.
9. Fresh water lines up to and including the main water shut off at each address.
10. Sewer lines up to the fence lines or in the case of those addresses without fencing, the edge of the foundation.

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11. Light fixtures and bulbs along the sidewalks on common property.
12. Light fixtures and bulbs installed by the Association adjacent to city streets.
13. Light fixtures and bulbs along the driveways that have been replaced by the Association.
14. Electric meter/wire gutters, wood frames/back boards, weather heads on wood frames or gutter boxes on the rear of some addresses and on common property for others.
15. Mail box, mail box frame. Does not include mail box lock or keys for mail boxes.
16. All landscaping/vegetation on common property.
17. Landscaping irrigation/water sprinklers on common property.
18. Pool, pool deck and pool area on common property.
19. Tennis court and tennis area on common property.
20. Fence line surrounding Association common property.

B. INDIVIDUAL TOWNHOUSE OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE FOLLOWING ITEMS/COMPONENTS:

Westhollow Villa Townhomes is a planned unit development/townhome subdivision, where each owner owns his/her their individual Building Plot and the entirety of the improvements located thereon (i.e. Townhome and related improvements), middle party wall to middle party wall where there are shared walls. Such ownership includes the foundation/slab, entire structure, and roof. The Association owns and maintains the Common Area (i.e. all property excluding the Building Plots) and in addition, so as to maintain uniformity of appearance, has limited repair and maintenance obligations as to the exteriors of the townhomes as provided in the Declaration (including those sections described above). Based upon the Declaration and the long standing historic practice of the Association, each Owner has, shall be, and is responsible for the repair and maintenance of the following specific items/components at the Property:

1. Front door; including door, door jam, threshold, all hardware (lock, knob, striker plate, hinges), any glass; and maintenance of entire front door (painting and cleaning).
2. Storm door/screen door, if any; including door, frame, hardware, glass, screen; and maintenance of entire door (painting and cleaning).
3. Garage door; door, tracks, springs, opener (if any), hardware.

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4. Windows; aluminum/vinyl frames, all glass, and bug screens.
5. Concrete foundation/slab.
6. All components of Townhomes structure; including wood structure/framing (studs, floor joists, floor trusses, roof joints, roof trusses, and wood floor decking).
7. Concrete patio and sidewalk (behind the fence lines for those townhomes with fences) which are not on common property.
8. All landscaping, trees, and vegetation (behind the fence lines for those townhomes with fences) which are not on common property. This includes any and all trees, shrubs, vines, grass.
9. All structures or improvements behind fence lines; including decking, benches, furniture items.
10. Electric wiring from the utility provider's electric meter up to the Owner's main breaker, including the main breaker.
11. Electric breaker panel, breakers (including the main power breaker), and all wiring after the main breaker.
12. Hot water heater.
13. All A/C and heating components, whether inside or outside the structure.
14. Mail box lock and mail box keys.
15. Video/satellite dish. The mounting of any receiver/device must be in accordance with the Association's procedures/policies, and rules (See Certificate of Corporate Resolution setting forth "Guidelines Regarding Satellite Dishes and Antennas" filed under Harris County Clerk's file No. W007586).
16. All interior materials, surfaces, appliances/equipment, including but not limited to:
 - (a) sheetrock (all interior wall and ceilings);
 - (b) interior brick work (i.e. interior fireplace, fireplace mantle, firebox, flue, spark arrestor/bird screen);
 - (c) fresh water piping after the main water shut off to the townhome, all exterior faucets, all interior plumbing fixtures (faucets, sinks, drains, porcelain fixtures, stainless fixtures), all interior piping, including any piping under the foundation or in the walls, attic, or in the second story wood truss floor area;
 - (d) sewer line; inside the fence lines or from the edge of the foundation for those addresses without fences, including any pipes under the foundation;
 - (e) all flooring materials; tile, carpet, wood, laminate;
 - (f) interior wood build-outs/finishes (i.e. cabinets, cabinet doors, hardware);

- (g) all interior finishes (i.e. paint, stains, stippling, blinds, shades, drapes);
- (h) skylight/skylite; and plastic/plexiglass covering window (does not include the curb).

17. As to any and all ARC (architectural changes): ANY change to the exterior of the townhouse(s)/community, including but not limited to light fixtures, front door, garage door, screen/storm doors, windows, window screens, etc., MUST be submitted to the Board of Directors/architectural review committee for approval. This is required so as to keep the aesthetics of the community in harmony. Any changes, additions, or modifications to the exterior or to the aesthetics of the townhome without approval of the Board of Directors/architectural review committee must be removed and such removal will be enforced by the Association through any and all lawful remedies.

18. Cable/Satellite dishes shall be mounted in accordance with the rules and regulations governing same as adopted by the Association. Mounting any dishes contrary to these rules shall result in the removal and/or relocation of such dish(es) at the Owner's expense. Any damage caused by such unauthorized installation or removal shall be the responsibility of the Owner.

19. New A/C units (replacement of condenser/compressor outside the townhouse): City code may require disconnect boxes be mounted next to the A/C unit. Such box(es) cannot simply be mounted on the HardiBoard/Panel itself; the mounting screws for such box(es) must be driven into a wall stud and carefully tightened down. In the event the HardiBoard is damaged, the Owner will be responsible for the cost of repairs. It is the responsibility of each owner to advise his/her/their contractor or A/C installer of these requirements.

**WESTHOLLOW VILLA TOWNHOMES
ASSOCIATION, INC.,** a Texas non-profit
corporation

*1/10
1/16/00*

By: *Michael M. Bailey*
(Signature)

Michael M. BAILEY
(Name Printed)

Its: Secretary

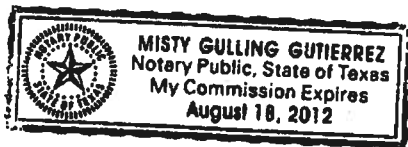
RP 073-61-1615

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on this 17th day of AUGUST 2010, by Michael M. Bailey, Secretary of Westhollow Villa Townhomes Association Inc., a Texas non-profit corporation, on behalf of said corporation.



Misty Gulling Gutierrez
Notary Public - State of Texas

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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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

2010 AUG 25 AM 11:01
Bonnie B. Hayden
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED

RECORD AND RETURN TO: ✓
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: Richard C. Lievens
808 Travis Street, Suite 2600
Houston, Texas 77002

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 stated herein by me; and was RECORDED in the Official Public Records of Real Property of Harris County, Texas on

AUG 25 2010



Bonnie B. Hayden
COUNTY CLERK
HARRIS COUNTY, TEXAS