

# WINDOW & DOOR GLASS IS HOMEOWNER RESPONSIBILITY RESOLUTION

WHEREAS, Article III, Section 13 of the Bylaws gives authorization to the Board of Directors to formulate policies for the administration, management and operation of the property and provide for the operation, maintenance, repairs, and replacement of the Common Elements; and

WHEREAS, the Covenants, Conditions & Restrictions (CC&R's) Section 5.5 defines Common Elements as Common Area "A" and Common Area "B" thereof plus the multi-family structures (Buildings) specifically including, but not limited to the slabs, walls, roof, pipes, wires, conduits, public utility lines, patios and balconies, if any, parking grounds, landscaping, laundry buildings, and recreational facilities, if any; and

WHEREAS, Section 3.2 of the CC&R's defining "Unit" includes the following language: ...is composed of and includes the space enclosed and bounded by the interior and finished surfaces of the floor, ceiling and perimeter walls thereof; providing, however, no structural parts of the building in which each unit is located, and no pipes, wires, conduits, ducts, flues, shafts, or public utility water or sewer lines situated within a unit and forming part of any system serving one or more other units of the Common Elements shall be deemed to part of any unit; and

WHEREAS, the language above does not identify how a glass window and/or door only used by the unit should be handled if such glass is broken;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby resolves that glass windows and doors are the responsibility of the unit owner if such glass windows and doors are damaged and determined needing to be replaced.

This resolution is adopted and made a part of the minutes of the meeting of October 7, 2003.

  
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President  
Center Court Villas HOA

  
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Secretary  
Center Court Villas HOA

Date: 11/3/03