BOARD RESOLUTION OF MAISON DE VILLE COUNCIL OF CO-OWNERS, INC.

Regarding Ratification of

Policy Dictating Responsibility for Insurance Deductibles, Repair Costs, and Expenses for Property Damage Claims for the Purpose of Filing in the County Real Property Records

DATED:, DECEMBER 17, 2013

STATE OF TEXAS	§	
	§	
COUNTY OF HARRIS	§	

I, <u>STEVE PENNINGTON</u>, President of Maison De Ville Council of Co-Owners, Inc. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 17th day of December, 2013, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the *Policy Dictating Responsibility for Insurance Deductibles, Repair Costs, and Expenses for Property Damage Claims* for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, a Resolution of Maison De Ville Council of Co-Owners, Inc., attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association adopts this formal resolution for the purpose of filing the aforementioned documents in this County's Real Property Records.

Dated: 12/17/13		Matalie	Marsh
STATE OF TEXAS	§ s	ACKNOWLEDGMENT	
COUNTY OF HARRIS	§ §		

This instrument was acknowledged before me on the 17 day of December, 2013, by Natalie Mash, as President of Maison De Ville Council of Co-Owners, Inc., behalf of said corporation.



Notary Public in and for the State of Texas

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Dated: December 17, 2013	Sten land Board Member		
STATE OF TEXAS §	IOWI PROMENT		
\$ ACKN COUNTY OF HARRIS \$	IOWLEDGMENT		
This instrument was acknowledged 2000 , 2013, by Stephen Recouncil of Co-Owners, Inc., on behalf of said corporation of Co-Owners, Inc., on behalf of said corporation of Texas Notary Public. State of Texas May 02, 2017 Dated: Dev. 17-2013	nnington, as Member of Maison De Ville		
STATE OF TEXAS \$ \$ ACKNOWLED COUNTY OF HARRIS \$	NOWLEDGMENT		
This instrument was acknowledged CCWVOCK, 2013, by Ann Its Council of Co-Owners, Inc., on behalf of said corporation of State of Texas My Commission Expires	ughes , as Member of Maison De Ville		
May 02, 2017 Dated:	Board Member		
STATE OF TEXAS \$ ACKY COUNTY OF HARRIS \$	NOWLEDGMENT		
This instrument was acknowledged before me on the day of, 2013, by, as Member of Maison De Ville Council of Co-Owners, Inc., on behalf of said corporation.			

Notary Public in and for the State of Texas

EXHIBIT "A"

POLICY DICTATING RESPONSIBILITY FOR INSURANCE DEDUCTIBLES, REPAIR COSTS, AND EXPENSES FOR PROPERTY DAMAGE CLAIMS

- 1. Board determines appropriate or necessary insurance deductibles maintained by the Association. Insurance policies maintained by the Association may provide for commercially reasonable deductibles, as determined by the Board of Directors to be appropriate or necessary.
- 2. Owner responsibility for repair costs and expenses that are less than the Association's insurance deductible. If the cost to repair damage to a unit or common element covered by the Condominium Association's insurance is <u>less</u> than the amount of the applicable insurance deductible, the party who would be responsible for the repair in the absence of insurance must now pay the cost for the repair of the unit or common element instead of a claim being submitted to the Association's insurance carrier.
- 3. Owner responsibility for repair costs and expenses that exceed the Association's insurance deductible. If the cost to repair damage to a unit or common element covered by the Condominium Association's insurance is more than the amount of the applicable insurance deductible, then the expense of the insurance deductible and other costs incurred by the Association before insurance proceeds are available may now be assessed against unit owners in the manner provided by the Condominium Association's Declaration.
- 4. Owner responsibility for repair costs and expenses that exceed applicable policy limits. If the damage to a unit or the common elements is due wholly or partly to an act or omission of any unit owner or a guest or invitee of the unit owner, the Condominium Association may now assess the deductible expense and any other expense in excess of insurance proceeds against the owner and such owner's unit.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE REMITAL OR USE OF THE DESCRIBED REAL PROPERTY BECLUSE OF COLOR OR RACE IS INVALID AND UNENFORCEASE UNDER PEDERAL UNIT THE STATE OF TEXAS COUNTY OF HARRIS

I hereby carrily that this instrument was FRED in File Humber Sequence on the date and at the time stamped herein by one; and was duly RECOPDED, in the Official Public Records of Real Property of Harris County, Texas

DEC 19 2013



GOUNTY CLERK HARRIS COUNTY, TEXAS