BOARD RESOLUTION OF SANDSPOINT CONDOMINIUM ASSOCIATION, 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 4, 2013.

STATE OF TEXAS	§
	§
COUNTY OF HARRIS	8

I, Stoppen Syo, President of Sandspoint Condominium Association, Inc. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 4th 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 Sandspoint Condominium Association, 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: $\frac{12/4}{2013}$

President Stephen Syl

STATE OF TEXAS

§ ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on the 4th day of December, 2013, by Stephen Sye, as President of Sandspoint Condominium Association, Inc., behalf of said corporation.

Notary Public in and for the State of Texas

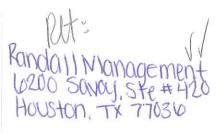


NOW

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.



FILED 2013 DEC 20 AM 9: 314

ANY PROVISION MEREN WHICH RESTRICTS THE SALE FIRMING, OR USE OF THE DESCRIBED FEM.
PROPERTY BECAUSE OF COLOR OR RICE IS INVALIDAND UNEXPORCEMENTE UNDER PEDERAL LIMING.
THE STATE OF TEXAS
COUNTY OF HARRIS
Thereby control by the transparent was FLED in File Number Sequence on the date and at the finde stampard harron by one, and was daty RECORDED, in the Olicial Public Records of Read Property of Martin County, Texas

DEC 20 2013



Sta Standt COUNTY CLERK HARRIS COUNTY, TEXAS