

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 §

I, Stephen Syc, 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: 12/4/2013

Stephen Syc
President Stephen Syc

STATE OF TEXAS §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

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

[Signature]
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 less 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.

Ret.
Randall Management
6200 Savoy, Ste #420
Houston, TX 77036

FILED

2013 DEC 20 AM 9:31

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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 hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

DEC 20 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS