

Resolution 3-13-07-2

A RESOLUTION PRESENTED TO THE SUMMER GLEN ESTATES BOARD OF DIRECTORS MARCH 13, 2007, FOR THEIR ACTION CONCERNING *changing the Rules and Regulations page 3 section (B) owners maintenance responsibilities sub 3, water infiltration into a unit.*

WHEREAS IT HAS BEEN CALLED TO OUR *attention by our professional insurance agent that the Home Owners and the Home Owners Association will be best served by the changing of page 3 section (B) owners maintenance responsibilities sub 3 water infiltration into a unit.*

BE IT FURTHER RESOLVED THAT *in the Rules and Regulations page 3 Section (B) Owners Maintenance Responsibilities: Sub 3, Water Infiltration into a Unit be changed to read, "The Association shall not be responsible for failure of the common sump pumps, any changes or lack of changes to the landscaping or drainage improvements nor any claims arising from such action or inaction.*

Notwithstanding the above, the Association shall, however, attempt to establish a contract with a local company to monitor and maintain the common sump pumps installed by the builder. However, notwithstanding said maintenance plan and scheduled monitoring, the Association will not and can not guarantee the effectiveness of the sump pumps or that they will operate properly when needed, so that said plan/monitoring shall never be construed to change the above-stated rule placing full responsibility upon each Owner.

The following language shall be deleted at the beginning of page 3 Section (B), "Each Owner shall be solely responsible for any water intrusion or infiltration into the patio home or other improvements located upon his Lot, including without limitation, the basements and/ or crawl places of such units. The Owner's liability shall include, but not limited to, any water extraction, installation or drainage systems and any soil or foundation treatments. Each Owner shall be solely responsible for any consequential damage to the Common Area.

BE IT FURTHER RESOLVED, *that this action shall become effective upon adjournment of the March 13, 2007 Summer Glen Estates Home Owners Association Board Meeting.*

The Board voted

Yea

Nay

President

Secretary

Date _____