

**RESOLUTION ON CO-OWNER RESPONSIBILITY FOR
DAMAGES TO LIMITED AND GENERAL COMMON ELEMENTS**
Resolution 2009-02

Policy Resolution #2009-02 of The Sanctuary in the Hills Condominium Association located in Rochester Hills, Michigan.

A resolution pertaining to the repair of any damages to the limited or general common elements which are caused by the co-owner, or the co-owner's family, guests and invitees. All such damages shall be the sole responsibility of the co-owner and shall be repaired at the expense of that co-owner.

Whereas; The Sanctuary in the Hills Condominium Association is a condominium association located in Rochester Hills, Michigan and is identified as Oakland County Subdivision No. 1426 (hereinafter referred to as "Association"). The Master Deed of The Sanctuary in the Hills identifies the Association in Article III, Section 3.02 as follows:

"Association" means The Sanctuary in the Hills Condominium Association, the nonprofit corporation organized under Michigan law, of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

Whereas; The general and limited common elements of the Condominium Premises are identified in Article IV (attached).

Whereas; Article IV, Section 4.02 (e) states as follows:

(e) **Damage by Co-owner, Guest, Tenants, Etc.** Each Co-owner shall be responsible for damages to the Project or costs to the Association resulting from damage to, or misuse of, any of the Common Elements by the Co-owner, or his family, guests, agents, invitees or tenants, or the family, guests, agents or invitees of his tenants.

Therefore; the following procedure is adopted by the Board of Directors:

1. Upon discovery of damage caused by any Co-owner (and his/her family, guests, etc. as described above) to any of the limited or general common elements (including, but not limited to lawns, irrigation, exterior of unit, and all other areas as described in attached Article IV), the Association will:
 - a. Notify the homeowner of the damages as soon as possible.

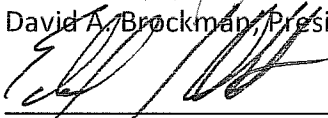
- b. If possible, the Co-owner will be given a reasonable amount of time to complete repairs to the damage. This opportunity will be limited to minor damages for which it is reasonable to assume the Co-owner has the ability to repair (such as reseeding a small portion of damaged lawn). The time allowed for the Co-owner to complete the repair will not exceed ten (10) days.
- c. In matters that require the intervention of a contractor to complete the repair (such as damages to the irrigation system, or the rebuilding of a mailbox), the Association shall inform the Co-owner of the intended repair. All costs for said repair shall be the responsibility of the Co-owner. These charges shall be billable to the Co-owner's assessment account, and will be collectible in the same manner as all other assessments under Article II of the Master Deed.

THEREFORE, be it declared that this resolution was approved by Sanctuary in the Hills Condominium Association Board of Directors on _____.

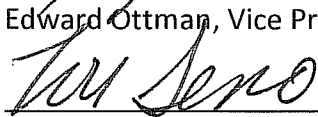
The Sanctuary in the Hills Condominium Association Board Directors



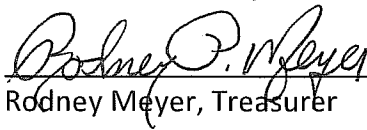
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