

**SARDIS FOREST PATIO HOMES ASSOCIATION  
RESOLUTION REGARDING ROUTINE MAINTENANCE  
RESPONSIBILITIES**

NO TWO SCENARIOS ARE IDENTICAL, AND DIFFERENT FACTS CAN YIELD DIFFERENT RESULTS. SOME ISSUES ARE TOO COMPLEX TO REFLECT ACCURATELY IN A CHART. THE ATTACHED IS NOT A SUBSTITUTE FOR LEGAL ADVICE, AND IT IS BEST TO CONSULT A QUALIFIED, EXPERIENCED HOA OR CONDOMINIUM ATTORNEY WITH QUESTIONS. THIS CHART DOES NOT ACCOUNT FOR DEFENSES ANY PARTY MAY HAVE REGARDING MAINTENANCE OBLIGATIONS. IN ADDITION, THE CHART ONLY REFLECTS THE OBLIGATION TO PERFORM CERTAIN ROUTINE MAINTENANCE AND NO REPRESENTATION IS MADE AS TO WHETHER SUCH OBLIGATION IS ENFORCEABLE OR ANY MONETARY OR OTHER OBLIGATION THAT MAY ATTACH FOR FAILURE TO PERFORM. THIS CHART ALSO DOES NOT ADDRESS THE DIFFERENT OUTCOMES THAT MAY RESULT FROM A CASUALTY LOSS INVOLVING INSURANCE OR WHETHER ANY COMMON EXPENSE MAY BE CHARGED OR ASSESSED TO AN OWNER.

WHEREAS, Sardis Forest Patio Homes Association ("Association") is a planned community created by the filing of a Declaration of Covenant, Conditions and Restrictions on July 15, 1982;

WHEREAS, Article V § 2 of the Declaration provides that assessments may be spent, among other things, for the "maintenance of the Common Area, and the exterior of the house units, and any items under the responsibility of the Association. . .;"

WHEREAS, Article IX of the Declaration provides that Association must paint, repair, replace and care for several items, including "exterior building surfaces;"

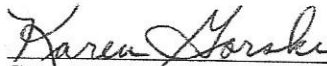
WHEREAS, The term "exterior building surfaces" is left undefined and subject to interpretation, and previous Boards have not adopted a formal policy regarding maintenance responsibilities; and

WHEREAS, Association has reviewed and determined it is in the best interests of Association to adopt a resolution defining maintenance responsibilities based on the governing documents, rules of reasonableness and past practice.

NOW THEREFORE, The Directors adopt the following resolution for purposes of defining routine maintenance responsibilities and treating owners fairly and similarly:

RESOLVED, That routine maintenance responsibilities within the Association are as defined on the attached Maintenance Responsibilities Chart.

Adopted by the Board, Jan 13, 2020.

  
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Secretary