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**NORTHWEST LANDING TOWNHOMES ASSOCIATION, INC.**

**RESOLUTION REGARDING INTERIOR REPAIRS**

Adopted: November 19, 2013  
*December 19, 2013*

The undersigned, being a duly authorized representative of NORTHWEST LANDING TOWNHOMES ASSOCIATION, INC. (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, and §204.010 of the Texas Property Code adopt the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of Northwest Landing Townhomes as described in the Declaration of Covenants, Conditions and Restrictions for Northwest Landing Townhomes recorded March 29, 1978 under County Clerk's File No. F533600 and Film Code No. 190-19-0700, subsequently amended on April 30, 1976 under County Clerk's File Number F595237, and on June 2, 2005 under County Clerk's File Number Y511163 in the Official Public Records of Real Property of Harris County, Texas, and all amendments thereto (hereafter collectively referred to as the "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Declaration for the Association outlines repair and maintenance responsibilities for Owners and the Association; and

WHEREAS, as authorized by the Texas Property Code and Articles of Incorporation, Bylaws, and Declaration for the Association, the Board of Directors deems it necessary to adopt this Interior Repairs Resolution summarizing the repair responsibilities of Owners and the Association if damage is caused to a townhome.

**NOW, THEREFORE, BE IT RESOLVED**, that upon careful consideration and deliberation, with all motions being correctly proposed and seconded, the Board voted to adopt the Interiors Repair Resolution.

**Responsibility to Complete Interior Repairs**

Owners are responsible for repairing the interiors of their townhomes, even if the interior is damaged by the failure of a common element, such as, but not limited to, a foundation problem, roof leak, central plumbing leak, or central power supply outage. The Association will fix and/or repair the common element and all incidental damage caused to a townhome during such repair work; however, all interior damage, if any, caused by the failure of a common element, is the responsibility of the Owner and/or the Owner's insurance carrier. The Owner bears sole responsibility to repair the interior damage and shall pay all costs incurred to complete repairs.

Executed on this the 19 day of *December* November, 2013.

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NORTHWEST LANDING TOWNHOMES  
ASSOCIATION, INC.

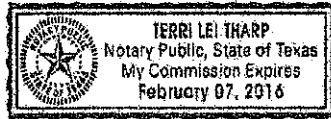
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*Manuel E. Barrios*  
Manuel E. Barrios, President

THE STATE OF TEXAS §  
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COUNTY OF HARRIS §

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 19 day of <sup>December</sup> ~~November~~, 2013 personally appeared Manuel E. Barrios, President of NORTHWEST LANDING TOWNHOMES ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose, and in the capacity therein expressed.



*Terri Tharp*  
Notary Public in and for the State of Texas

After Recording, Return To:  
SEARS | BENNETT | LLP  
Attorneys at Law  
9700 Richmond Avenue, Suite 222  
Houston, Texas 77042

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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 20.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Stan Stanart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS