

WHEN RECORDED MAIL TO:
Village 2 Owners Association, Inc.
4155 S. 2700 W.
SLC, Utah 84119

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5043166
27 MARCH 91 10:13 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
VILLAGE 2 OWNERS ASSOCIATION
REC BY: SHARON WEST , DEPUTY

RESOLUTION
OF
THE CONDOMINIUM MANAGEMENT COMMITTEE
RELATING TO FREEZE-DAMAGED PLUMBING/DRAIN LINES DUE TO OWNER
NEGLIGENCE

5043166

WHEREAS, pursuant to the Amended Declaration of Covenants, Conditions and Restrictions of Village 2 Condominium, Phase Number 1, and the Condominium Ownership Act, Section 57-8-1, et seq., Utah Code Annotated (1953), as amended, the Condominium Management Committee has the power to adopt and establish by Resolution such building management and operational rules as it may deem necessary, desirable and convenient for the maintenance, operation, management and control of the Condominium Phase of Village 2, Planned Unit Development;

WHEREAS, according to the Amended Declaration of Covenants, Conditions and Restrictions of Village 2 Condominium Phase Number 1, Section C, Article 22T (Maintenance of Units), the owner is responsible for repair and replacement of all damages to the building or buildings caused by the act, negligence or carelessness of the owner, the lessee or sub-lessee of any owner, or any member of the owner's family or the family of any lessee or sub-lessee, or any agent, employee or guest of the owner or his lessee or sub-lessee, and all such repairs, replacements, redecorating, painting, varnishing, etc. shall be of a quality and kind equal to the original work;

WHEREAS, the Insurance Policy for the Condominiums, (Section I, Losses Not Insured, 1.1) specifically EXCLUDES any losses incurred from water that leaks or flows from plumbing, heating, air conditioning or other equipment (except fire protective systems) caused by freezing unless: (1) you (insured) do your best to maintain heat in the building or structure; or (2) you (insured) drain the equipment and shut off the water supply if the heat is not maintained;

WHEREAS, the Condominium Association finances shall not be put at risk due to owner negligence in the area of damaged/weakened pipes/drain lines due to freezing;

NOW THEREFORE BE IT RESOLVED, in the instance where breakage, damage or weakening occurs to pipes/drain lines from freezing due to owner/tenant negligence the Condominium Association shall not be liable for any damage occurring to or caused by these areas until after a period of eighteen (18) months of continuous occupancy following the date of the last such breakage, damage or weakening.

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BE IT FURTHER RESOLVED, in the instance where damage occurs to pipes/drain lines from freezing due to owner/tenant negligence, the Condominium Management Committee shall issue a Certificate of Notice informing the Owner of the property that the Condominium Association shall not be liable for any damages occurring to or caused by these areas for a period of eighteen (18) months from the last date of continuous occupancy of the unit. This shall be a duly-executed, formal Certificate signed by the Chairman of the Condominium Management Committee, an Officer of the Village 2 Owners Association Board of Trustees, and a notary and served by Certified Mailing. A copy of this Certificate shall be retained in the property file in the Village 2 office to inform any prospective or new owner of the situation with regards to the subject of this Resolution.

CERTIFICATE OF ADOPTION

We certify this 21st day of March 1991, that the foregoing Resolution was duly adopted by the Condominium Management Committee & Village 2 Owners Association, Inc. in its regular meeting of February 21, 1991, at which a quorum was present.

By: Debbie S. Wade
 Debbie S. Wade, Chairman
Carolyn Kirkwood
 Carolyn Kirkwood, Sec/Treas.
William J. Felman
 Bill Felman, Committee Member

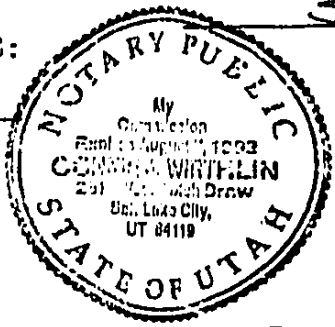
Stanley H. Carter
 Stanley Carter, Vice Chairman
Jim Golden
 Jim Golden, Committee Member

State of Utah)
) ss.
 County of Salt Lake)

On the 21st day of March, 1991, personally appeared before me Debbie S. Wade, Stanley Carter, Carolyn Kirkwood, Jim Golden and Bill Felman, officers and members of the Condominium Management Committee, who, being by me duly sworn, duly acknowledged to me that they have read the foregoing Resolution and know the contents thereof, that the same is true of their own knowledge, and that they are the signers thereof.

Connie J. Wirthlin
 NOTARY PUBLIC
 Residing at: 2515 Dutch Draw
Salt Lake City, Utah 84119

MY COMMISSION EXPIRES:
8-7-92



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