

Willow Creek III Neighborhood Association, Inc.  
8301 E 74<sup>th</sup> Place  
Tulsa, Oklahoma 74133  
918-921-1677

# Board of Directors Resolution

Date: 1/21/2019

Subject: Association Interior Repair Responsibility Policy

Whereas, the Willow Creek III Neighborhood Association, Inc Board of Directors is required and empowered to uphold the Declaration and By-laws of the Association, and

Whereas, the Board has determined that the Association is not responsible for any repair of the interior of any unit, for any reason or cause, according to **ARTICLE X (6)** of the By-Laws of the Association, and

Whereas, the Association, does however, believe it does have the responsibility to repair interiors that have verified damage directly caused by roof leaks prior to February 1, 2019 and

Whereas, the Association did not construct the physical structures, foundations or slabs of the buildings and have no ability to do preventative maintenance on these areas, the Board will repair all damage of the common elements of the property, however will not repair any damage caused by the failure of the structural elements, and

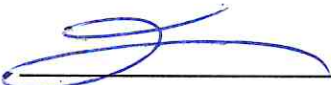
Whereas, the Association does not and cannot insure the Owners elements of the property,

Whereas, the Board desires to reinforce the writings of Declaration and By-Laws, this Resolution shall memorialize the position and policy for better clarity for all Owners and Management of Willow Creek III.

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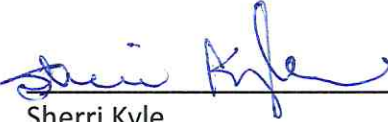
Therefore, be it resolved that the following be approved by the Board of Directors:

- a. That the policy stated above will be the official position of the Board beginning February 1, 2019.
- b. That the Board has instructed Management to strictly adhere to said policy.
- c. That Management be instructed to immediately notify all Owners of the Policy and the importance of each Owner having Homeowners Insurance to protect their asset.



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Ivan Dowdy  
President



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Sherri Kyle  
Secretary