

## **DAKAR CONDOMINIUM ASSOCIATION, INC.**

### **Resolution of the Board of Directors**

#### **Owner and Association Property Maintenance Obligations**

**WHEREAS**, the Association is governed by the DAKAR CONDOMINIUMS AMENDED Plat as recorded with the Davis County Recorder on June 11, 2010, as Entry No. 2533510 (“Plat”) and the “Declaration of Condominium for the Dakar Condominiums” as recorded with the Davis County Recorder on June 16, 2008, as Entry No. 2372780 (“Declaration”), all as amended from time to time.

**WHEREAS**, Section 1 of the Declaration defines “Unit” as the physical portion of the Project designed for separate ownership and occupancy.

**WHEREAS**, Section 5 of the Declaration provides that the Common Areas and Facilities include all apparatuses and installations existing for common use.

**WHEREAS**, Section 6 of the Declaration provides that the Limited Common Areas and Facilities include areas reserved for the use of certain Owners to the exclusion of the other Owners, as well as mechanical systems, hallways, and walkways serving only separate Units.

**WHEREAS**, Section 7(b) of the Declaration provides that the Owners are responsible for preventing Limited Common Areas and Facilities appurtenant to their own Unit from falling into a state of disrepair and that the Association may make such repairs to the Limited Common Area when the Owner fails to do so.

**WHEREAS**, the Board of Directors desires to detail the long-standing maintenance policy of the Association and to further clarify the maintenance responsibilities of both the Association and the Owners regarding the Units, Common Areas and Facilities, and Limited Common Areas and Facilities.

**NOW THEREFORE, IT IS RESOLVED**, that the following guidelines shall further establish the party responsible for maintenance and repairs within the Project.

**NOW THEREFORE, IT IS FURTHER RESOLVED**, that the Association and all Owners have a duty to maintain the Units, Common Areas and Facilities, and Limited Common Areas and Facilities in a usable, clean, functional, safe, sanitary, attractive, and good condition as provided herein. These duties are shared between the Association and its Owners as follows:

<b>EXTERIOR BUILDING</b>	HOA	Owner
Roof Shingles, Roof Flashing, and Decking	X	
Gutters & Downspouts	X	
Exterior Siding, Soffit, Fascia, & Trim	X	
Windows		X
Foundations	X	
Exterior Wall Framing (all structural and bearing walls)	X	
Exterior building lighting fixtures and lightbulbs (not signs)	X	
Doors, Locks, and Trim		X
Exterior Paint	X	
Exterior Unit signage		X
Unit A/C and apparatuses thereto (on roofs)		X
<b>INTERIOR BUILDING</b>	HOA	Owner
Interior Paint, Sheetrock, & Insulation		X
Interior Electrical Wiring & Fixtures		X
Interior Framing and Doors		X
Pest Control		X
Plumbing, including pipes, drains, and fixtures used for a single Unit		X
Circuit breakers		X
Water heater & Furnace		X
Phone, cable, and internet lines		X
Smoke alarms, carbon monoxide detectors, alarm systems		X
Floor, wall, and window coverings		X
Interior pipes, drains, and wires (if any) shared by more than 1 Unit	X	
All other interior components and improvements		X
<b>GROUNDS</b>	HOA	Owner
Exterior Pest Control	X	
Sidewalks running in front of the Units	X	
Common Area landscaping	X	
Parking Lot (asphalt and parking stall stripes)	X	
Snow Removal for parking Lot and sidewalk	X	
Project monument and sign near road	X	


**Unless a component is expressly listed as an Association responsibility herein or in the Declaration, it shall be the responsibility of the Owners.**

**NOW THEREFORE, IT IS FURTHER RESOLVED** that, pursuant to Section 7(g) of the Declaration, while the Owners are obligated to maintain the items listed above, the Association, through the Board of Directors, is responsible for ensuring that any remodeling, improvements, or other alterations to the Units maintain uniformity of appearance with the rest of the Project and protect the structural integrity of the

buildings. Therefore, prior written approval is required from the Board of Directors before any Owner initiates **any** maintenance, repair, or replacement work visible from the outside of a Unit or **any** interior modifications that involve structural changes.

**NOW THEREFORE, IT IS FURTHER RESOLVED** that if an Owner fails to comply with its maintenance, repair, and replacement responsibilities, the Association, through the Board of Directors, may solicit bids and execute such contracts needed to have such work done on the Units and Limited Common Areas on behalf of the Owners and then assess Owners their proportionate share of such work as a Special Assessment payable by such Owner(s). *See* Section 7(b) and 20(c) of the Declaration.

ATTEST:

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President  
**Dakar Condominium Association, Inc.**

Date: 3/14/2022