

THE MEADOWS AT WEST HAVEN HOMEOWNERS
ASSOCIATION, INC.

Resolution of the Board of Trustees

Defining Homeowner and Association Maintenance Obligations

WHEREAS, Article III, Section 3.05 and Article IV, Section 4.01 of the Declaration of Covenants, Conditions and Restrictions of The Meadows at West Haven a Planned Residential Unit Development, recorded in the Recorder's Office for Weber County, Utah on November 10,2004 as Entry No. 2067610 ("Declaration") sets forth the maintenance and repair obligations with regard to Units and Common Areas between the Association and Owners;

WHEREAS the definitions of a "Living Unit" and "Common Areas" are set forth in the Declaration in Article I;

WHEREAS, despite these provisions in the Declaration questions have been raised regarding maintenance, repairs, and the responsibility of the Owners and Association, respectively.

WHEREAS the Board desires to clarify these areas of responsibility for the Association and Owners regarding Units and Common Areas.

WHEREAS, regardless of the following assignment responsibility, an Owner shall be responsible for any damage to a Unit, Limited Common Area, or the Common Areas attributable to the acts, neglect, or negligence of an Owner, their family members, pets, guests, or other authorized occupants.

NOW THEREFORE, IT IS RESOLVED, to the extent not inconsistent with the Association's governing documents that the following guidelines, which may be revised from time to time by the Board, shall establish the responsible party for maintenance and repairs within The Meadows at West Haven P.R.U.D.

NOW THEREFORE, IT IS FURTHER RESOLVED, that the Association and all Unit Owners have a duty to maintain the Units, Limited Common Areas, and Common Areas in a usable, clean, functional, safe, sanitary, attractive, and good condition as provided in the Declaration. Except for a covered loss that triggers the Association's property insurance policy, these duties are shared between the Association and its Owners as follows:


Property Component	HOA	Owner
Roofing, Roof Flashing & Decking	X	
Gutters & Downspouts	X	
Exterior Siding & Trim	X	
Perimeter Wall Studs	X	
Perimeter Interior Sheet Rock & Insulation		X
Party Wall Studs	X	
Party Wall Sheetrock & Insulation		X
Building Rafters (Ceiling & Floor)	Structural Purposes	All Non-Structural Purposes
Unit Interior Wall Sheetrock & Finish		X
Unit Interior Ceilings & Floors		X
Unit Fixtures & Finishes		X
Unit Doors & Locks -Exterior	Paint, Caulk, Flash, & Trim (Outside Only)	Repair & Replace Doors, Casing, & Locks
Windows, Window Frames & Screens	Flash, & Trim (Outside Only)	All Glass, Maintain, Repair, & Replace
Patios	X	
Driveways & Unit Garage Floors	Driveways	All Interior Concrete Including Garage
Garage Doors & Garage Door Openers		X
Porch, Stairs to Porch, Unit Sidewalk	X	
Common Area Non-Public Sidewalks	X	
Landscaping	Association Installed	Homeowner Installed
Fencing (See Note)	X	
Signage (Unit Numbering, Street Signs, Entrance Signs)	X	
Plumbing	Main Lines Servicing More Than One Unit	All Other Components
Electrical	Clubhouse, Pool, Streetlights, & Components Servicing More Than One Unit	All Other Components
HVAC (Including Condenser Pad)		X

Fencing Note: HOA maintenance obligation excluded on grandfathered enclosed back patio.

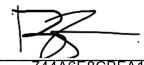
NOW THEREFORE, IT IS FURTHER RESOLVED that despite an Owner's obligation and authority to maintain, repair, and/or replace the items listed above, it is the Association's responsibility, through its Board and the Design Committee, to ensure the construction materials used by an Owner, the quality of the construction and installation, and the uniformity of appearance required by the Declaration. Therefore, prior written approval is required from the Design Committee before any Unit Owner initiates **any** exterior maintenance.
repair, or replacement work or other interior work that could alter the structural integrity of the Unit.

NOW, BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all Owners at their last known address.

ATTEST;

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President, Board of Trustees
The Meadows at West Haven HOA, Inc.

DocuSigned by:

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Secretary, Board of Trustees
The Meadows at West Haven HOA, Inc.

Date: 2/22/2021