

ROSEWOOD LANE TOWNHOUSE, INC.
A Utah Nonprofit Corporation

**Resolution of the Board of Trustees and
Architectural Control Committee**

Owner and Association Property Maintenance Obligations

WHEREAS, the Association is governed by the Rosewood Lane Planned Unit Development plat map recorded with the Davis County Recorder on August 28, 1996 as Entry Number 1270583 ("Plat"), the Enabling Declaration of Covenants, Conditions and Restrictions of Rosewood Lane Planned Unit Development recorded on August 28, 1996 as Entry No. 1270584 ("Declaration"), and the Association's Bylaws ("Bylaws"), all as amended from time to time.

WHEREAS, Section 4.3 of the Declaration lists the Common Areas within the Rosewood Lane Planned Unit Development ("Project"). Common Areas also include those areas so designated on the Plat.

WHEREAS, the Plat indicates that the residential Units, including exterior and interior building components and improvements are owned privately by each Owner.

WHEREAS, Section XII(e) of the Bylaws provide that the maintenance, repair, and replacement of the Common Areas shall be done by the Association, while the Units are to be maintained by the Owners.

WHEREAS, the Board of Trustees desire 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, Limited Common Areas, and Party Walls.

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

NOW THEREFORE, IT IS RESOLVED, to the extent not inconsistent with the Declaration, 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

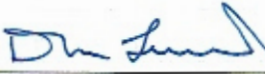
Owners have a duty to maintain the Units, Limited Common Areas, and Common Areas in a usable, clean, functional, safe, sanitary, attractive, and good condition as provided herein. These duties are shared between the Association and its Owners as follows:

BUILDING PROPERTY COMPONENT	HOA	Owner
Roof Shingles, Roof Flashing, and Decking		X
Gutters & Downspouts		X
Exterior Siding & Trim		X
Roof & Floor Framing		X
Interior & Exterior Wall Framing		X
Interior & Exterior Paint, Sheetrock, & Insulation		X
Interior & Exterior Electrical Wiring & Fixtures		X
Interior & Exterior Doors & Locks		X
Windows, Window Flashing, & Screens		X
Driveways & Garage Flooring		X
Garage Door, Opener, & Associated Hardware		X
Unit Front Porch, Sidewalk, & Rear Patio		X
Common Area Sidewalks and Landscape Maintenance	X	
Unit Adjacent Flower Bed Maintenance		X
Interior & Exterior Pest Control		X
Unit Driveway & Sidewalk Snow Removal		X
Asphalt Roadways & Common Area Sidewalk Snow Removal	X	
Common Area Fencing & Railings	X	
Unit Attached Fencing & Railings		X
House Numbers		X
Mailboxes	X	
Water & Sewer Lines (Servicing Multiple Units)	X	
Water & Sewer Lines (Servicing Individual Units)		X
Heating, Ventilation, & Air Conditioning		X
Asphalt Roadways	X	
Common Area Parking Concrete	X	


NOW THEREFORE, IT IS FURTHER RESOLVED that while the Owners are obligated to maintain, repair, and/or replace the items listed above, it is the Association's responsibility, through the Board of Trustees or Architectural Control Committee, to ensure that the Owners fulfill these legal obligations by verifying and approving construction materials used by an Owner, the quality of the construction and installation, the uniformity of appearance required by the Declaration, and the protection of the structural integrity of the buildings. Therefore, prior written approval is required from the Board of Trustees or Architectural Control Committee before any Owner initiates any maintenance, repair, or replacement work visible from outside of a residence, or any interior modifications that involve structural changes.

NOW THEREFORE, IT IS FURTHER RESOLVED that the Association, through the Board of Trustees or Architectural Control Committee, may solicit bids and execute such contracts needed to have maintenance, repair, and replacement 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 an Assessment payable by such Owner(s).

ATTEST:



President
Rosewood Lane Townhouse, Inc.



Secretary
Rosewood Lane Townhouse, Inc.

Date: 11-19-16