

AMENDED RESOLUTION OF THE BOARD OF DIRECTORS OF
WINDSOR LAKES HOMEOWNERS ASSOCIATION, INC.
CONCERNING RESIDENTIAL SPRINKLER SYSTEMS

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, Windsor Lakes Homeowners Association, Inc. (the "Association"), a Texas Nonprofit Corporation, is the governing entity for Windsor Lakes, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the map records of Montgomery County, Texas, under Clerk's File Nos. 2002-131351, 2002-131514, 2002-131516 / 2003-056902, 2003-045017, 2003-045526, 2002-131688, 2004-020265, 2004-020276, 2004-048654, 2004-048655 and 2004-128282, respectively, along with any amendments or supplements thereto; and

WHEREAS, Article V of the Declaration of Covenants, Conditions and Restrictions for Windsor Lakes, provides that the Association is authorized but not obligated to perform maintenance on the residential sprinkler systems; and

WHEREAS, the Board of Directors previously enacted a Resolution Concerning Residential Sprinkler Systems and recorded the same in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2010-036134 (the "Resolution"); and

WHEREAS, the Resolution outlined the Association's maintenance responsibilities with respect to residential sprinkler systems; and

WHEREAS, the Association desires to amend the Resolution to change the Association's maintenance responsibilities with respect to residential sprinkler systems;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification of the Association hereto, the Resolution is hereby amended and restated in its entirety as follows:

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Association shall only be responsible for repair or replacement of sprinkler heads in the front, side and back yard of residences, which are in need of repair or replacement due to normal wear and tear only. Whether sprinkler heads are in need of maintenance or repair due to normal wear and tear shall be within the sole and absolute discretion of the Board of Directors.

(2) The owners of Lots or Units shall be responsible for all maintenance, repair or replacement for their sprinkler systems other than normal wear and tear of sprinkler heads as resolved hereinabove.

(3) The owners of Lots or Units will be responsible for any special maintenance of their sprinkler systems caused by their own acts or omissions in the operation of the systems, such as: all maintenance to the sprinkler electronic controls located in the residence, all maintenance resulting from "acts of God" whether covered by insurance policies or not and maintenance to sprinkler equipment installed by owners that is different from the originally installed sprinkler system equipment.

(4) The Association is specifically not obligated to assume responsibility for freeze-related damages to homeowners' irrigation backflow valves, vacuum breaker, or any other portion of the above ground backflow regulator loop.

CERTIFICATION

"I, the undersigned, being the President of the Windsor Lakes Homeowners Association, Inc., hereby certify that the foregoing Amended and Restated Resolution was approved by at least a majority of the Association Board of Directors."

By: *A. Gretchen Hazard* . President

Print Name: A. GRETCHEN HAZARD

ACKNOWLEDGEMENT

STATE OF TEXAS

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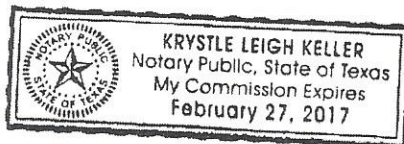
COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day, personally appeared Gretchen Hazard the President of Windsor Lakes Homeowners Association, Inc., the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 26 day of March, 2013.



Krystle Keller
Notary Public, State of Texas

After Recording Return to:
HOLT & YOUNG, P.C.
11200 Richmond Ave., Ste. 450
Houston, Texas 77082