

**CERTIFICATE OF RESOLUTION  
OF  
RIVER OAKS COUNCIL OF CO-OWNERS**  
**Procedures Relative to Insurance Deductible  
And Claim Administration**

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The undersigned, being the duly elected, qualified and acting Secretary of River Oaks Council of Co-Owners, a Texas non-profit corporation, and the keeper of the minutes and records of said corporation, does hereby certify that the following is a true and correct copy of a resolution of this corporation as adopted by the Board of Directors at a duly called meeting held on September 16, 1996:

WHEREAS, the Board of Directors has authorized the procurement of insurance policies protecting the buildings and common elements of the Property; and

WHEREAS, the Board of Directors, having considered all relevant factors, and based on its business judgment, has agreed to a \$2,500 deductible, and a \$10,000 deductible if a loss is caused by a fill valve assembly ("ballcock") which had not been replaced within three years prior to the date of the failure; and

WHEREAS the Board of Directors is of the opinion that it is necessary to adopt and enforce an equitable policy in regard to the liability for payment of the deductible and the administration of insurance claims,

NOW THEREFORE BE IT RESOLVED that the following policy be and is hereby adopted by the Board of Directors on behalf of the members of the Association:

A. COVERAGE EXCEPTIONS

The Association's insurance policy will replace

- (a)(1) floor coverings not to exceed the equivalent of a twenty-eight (28) ounce FHA-approved carpet or medium grade FHA-approved sheet goods.

The Association's insurance policy will not replace

- (a)(2) window coverings;
- (a)(3) owner-installed betterments or improvements.

## B. DEDUCTIBLE APPLICATION

(b)(1) In the event the loss or damage covered by the Association's insurance policy is caused by the negligence of a condominium owner, the condominium owner's tenants, invitees or guests, such condominium owner shall be liable for the full amount of any deductible on the Association's insurance policy. The condominium owner or tenant must submit a claim with his or her individual insurance carrier for any loss resulting from such negligence.

(b)(2) In the event that:

(i) The loss originates or is caused by the condominium owner, the condominium owner's tenants, invitees or guests, or from unknown causes within the condominium without any negligence being attributable; or

(ii) The cause of the loss cannot be determined and is only related to the condominium owner's condominium or the limited common elements assigned to the condominium owner's condominium,

the condominium owner shall be liable for the full \$2,500 or \$10,000 deductible, respectively, on the Association's policy.

(b)(3) In the event more than one condominium is involved in any insured loss, and the cause of the damage cannot be attributable to any one condominium or resident, the deductible will be proportionately distributed among all condominiums owners who have experienced the loss.

## C. CLAIMS PROCEDURES

(c)(1) In the event a condominium owner or resident is insured for any loss to the condominium or to the property, the Association shall be entitled to require the condominium owner and/or resident to claim any loss under such owner/resident's policy of insurance.

(c)(2) Owners must file all claims with the association's managing agent, not with the association's insurance agent. The managing agent will not refer the claim to the association's insurance agent until the owner provides proof that the claim exceeds the respective \$2,500 or \$10,000 deductible.

(c)(3) Only licensed and insured contractors shall be authorized to perform reconstruction or repair work necessitated by insurance claims. All work must be permitted as required by local ordinance.

(c)(4) The association shall disburse insurance claim proceeds directly to the licensed contractor(s) performing the repair or renovation work. Owners performing repairs must submit all required permits and licenses along with original receipts in order to receive reimbursement for work performed.

OFFICE OF  
BEVERLY B. KAUFMAN  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 170091

RIVER OAKS  
CERTIFICATE OF RESOLUTION

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REDUCTION 16x CAMERA DESIGNATION MRG1

*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE  
RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNEN-  
FORCEABLE UNDER FEDERAL LAW.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped hereon by me; and was  
duly RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

SEP:27,1996



*Beverly B. Kaufman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS