Cypress Strand Condominium Association
Proposed New Board Resolution
February 16, 2022

Proposed Resolution:

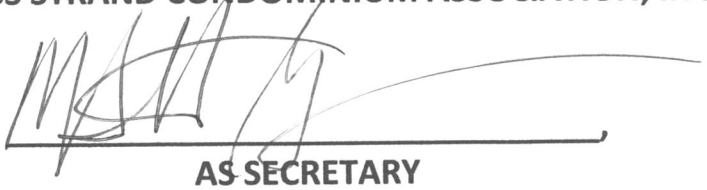
Because of the excessive water damage unit owners have experienced over recent years resulting from frequent roof leaks, it has been the position of the Cypress Strand Board of Directors for the Association to cover the cost of any needed water damage repairs in units resulting from roof leaks. Now that the *roofs on all Association buildings have been replaced and that by the end of* March 2022, all known interior ceiling water damage resulting from prior roof leaks will have been repaired, it is the position of the Board to discontinue its prior practice of the Association's responsibility for repairing interior water damage resulting from roof leaks.

Therefore, per the Association's Declaration of Condominium approved April 18, 2018, **Section 3.4 Unit Boundaries**, the upper boundary in all lower units shall be the horizontal plan of the unfinished lower surface of the ceiling drywall. For all upper level units, the upper boundary is the contour of the interior unfinished surface of the drywall attached to the underside of the roof trusses. What this means is that unit owners are responsible for the paint on their unit's ceilings, including any repairs that may be needed to their ceiling's paint going forward.

In regard to maintenance responsibility for upper unit lanai floors, the Association's Declaration of Condominium **Section 3.4 Unit Boundaries,** clearly states that all of the interior surfaces of the lanai are the responsibility of the unit owner to maintain. The lower boundary of the upper unit's lanai is the horizontal plane of the unfinished upper surface of the concrete floor of the lanai. What this means is that the upper unit owner has responsibility for maintaining the paint on the unit's lanai floor, but that the Association retains responsibility for repairing any cracks in the floor of the lanai that might allow water from rain or other sources to leak into the unit below.

This resolution and lanai maintenance clarification is hereby approved by the Cypress Strand Board of Directors this 16th day of February, 2022.

CYPRESS STRAND CONDOMINIUM ASSOCIATION, INC.



AS SECRETARY