

Oakwood Villas Property Owners Association, Inc.

1430 Sheafe Ave. NE

Palm Bay, Fl. 32905

321-724-2673

September 30, 2004, Amended 9/24/2007. 7/28/08

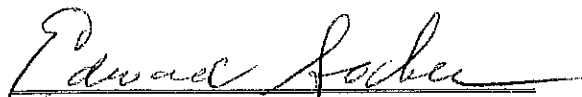
RESOLUTION #22

ARTICLE VII EXTERNAL MAINTENANCE

BE IT RESOLVED:

1. The board believes that clarification is needed concerning the intent of the board and the proper application and interpretation of the amendment to Article VII adopted on January 16, 2002. This resolution is not intended to be and should not be considered an amendment to the Covenants and Restrictions of Oakwood Villas; however, this resolution is intended only to clarify the intent of the amendment and how the board intends to apply the amendment.
2. The partial amendment to Article VII of the Covenants and Restrictions adopted on January 16, 2002 covers external maintenance of the buildings individual living units of Oakwood Villas. It was not intended to obligate Oakwood Villas Property Owners Association to repair any damage or replace roofs of the individual living units as a result of
 - a. Natural disasters including, but not limited to Lightning, Gale Force Winds, Hailstorms, Hurricanes, Floods, Tornadoes, Earthquakes, Building settlement, or repairs done by unapproved contractors.
 - b. Damage by the installation of or caused by Satellite Antennas or installed Sky Lights or any other modifications to a roof which was not performed by the Board, its agents, or employees or contractors.
3. Furthermore, Section 1 and Section 2 of Article VII as adopted on March 19, 1981 shall remain in effect. The amendment dated January 16, 2002 was adopted to supplement the original Declaration dated March 19, 1981.

ADOPTED by the Board of Directors this 30th day of September 2004. Amended by the Board of Directors this 24th day of September 2007. Amended by the Board of Directors this 28th day of July 2008.



Edward Socha, President

Oakwood Villas Property Owners Association, Inc.