

Resolution
for
Cypress Tree Condominium Association, Inc.
Dated: February 27, 2020

At a meeting of the Board of Directors of Cypress Tree Condominium Association, Inc., (hereinafter the "Association") held on the 27th day of February, 2020, the following resolutions were adopted:

WHEREAS, the Board of Directors is desirous of adopting a policy for managing leaks in and among the units.

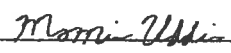
RESOLVED, that the Board of Directors of the Association, pursuant to said provisions of the Declaration, Articles and the Bylaws, hereby adopts the leak protocol attached hereto as Exhibit A.

NOW THEREFORE, we, the undersigned, being the duly appointed President and Secretary of the Association, do hereby subscribe and execute this Resolution and confirm that the above is a true and correct copy of the Resolution adopted at the Board of Directors meeting of the Association, on February 27, 2020, together with the Minutes concerning such Resolution.

IN WITNESS WHEREOF, we have hereunto affixed our hands and the seal of the Corporation, this 18th day of MAY, 2020, in Lauderhill, Broward County, Florida.

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

By: 
Garrington Essue, President

and By: 
Secretary

**EXHIBIT A
LEAK PROTOCOL**

1. The Member reporting the leak shall contact the management company. Failure to timely report the leak may result in the shifting of financial responsibility for some or all of the damage.

2. The Manager shall send a licensed and insured plumber to the unit experiencing the leak within two business days of receiving the report. If the leak appears to be emanating from another unit:

2(a) in the event it is a major leak, the Association shall check the key box. If the unit owner opts to keep a key in the key box, the Association shall enter the unit with the key for the purpose of stopping the leak. If the unit owner has not provided a key to the Association, the Association shall enter the unit pursuant to the Entry Protocol and stop the leak;

2(b) otherwise, pursuant to the Entry Protocol, the Association shall post notice on the unit from which the leak is emanating and at the appointed time, the owner of the unit shall permit access to the Association and the plumber for the purpose of stopping the leak. If the owner of the adjacent unit fails to permit the Association and the plumber into the unit at the appointed time, the Association shall enter the unit pursuant to the terms of the Entry Protocol in order to stop the leak. Further, the owner's failure to timely permit entry may result in the shifting of the financial responsibility for some or all of the damage.

3. Once the leak is abated, the plumber shall render a decision as to whether the leak emanated from a unit or a common element. The division of responsibility is decided by the declaration of condominium. Everything behind the drywall and including the drywall is a common element and is the Association's responsibility. Everything in front of the drywall is the unit owner's responsibility. Repairs to anything within a unit shall be paid for and be the financial obligation of the unit owner.

3(a) In the event the plumber determines that the leak emanated from within a unit owner, the unit owner shall be responsible for the cost of the plumber's inspections and repairs.

3(b) In the event the plumber determines that the leak emanated from within the common elements, the Association shall be responsible for the cost of the plumber's inspection and repairs.

4. The Association shall be responsible for all drywall repairs. As with #3 above, the cost of the drywall repairs shall exist with the unit owner or the Association depending on the plumber's determination of the source of the leak.

5. In the event that the Association's plumber performs a temporary leak repair or is unable to make a temporary repair and shuts off the water of the unit, the owner of the unit shall contract with their own plumber and provide a paid receipt within three days of notice from the Association. In the event that the owner of the unit fails to do so, the Association shall enter the

unit pursuant to the Entry Protocol, perform the necessary repairs and assess the cost of the same against the unit.

6. Each unit should be insured by an HO6 policy. Any unit owner who chooses not to carry such HO6 coverage assumes the risk of damage to that unit owner's unit.

7. Any damage from leaks affecting a unit, other than drywall, shall be repaired by that unit owner.