

## THE ENCLAVE AT KEYSTONE, INC.

### RESOLUTION REGARDING INDIVIDUAL UNIT ALARM MONITORING

This Resolution Regarding Individual Unit Alarm Monitoring (“Resolution”) is made this 24th day of October 2019, by the Board of Directors (“Board”) of The Enclave at Keystone, Inc. (the “Enclave”).

WHEREAS, the Amended and Restated Declaration for the Enclave at Keystone Condominiums, recorded on November 8, 2017 at Reception No. 1156379 (the “Declaration”) provides, in Article Eight, Section 8.2(a), that “Each Owner shall, at their sole cost and expense, be responsible to maintain, repair or replace all appliances, fixtures, equipment...electronics, utilities and service lines installed or located within each Owner’s Individual Airspace Unit,” which fixtures include all heating equipment and temperature alarms; and

WHEREAS, Article Eight, Section 8.2(c) of the Declaration provides “Each Owner shall, as part of their furnace, boiler and heating-equipment maintenance duties pursuant to this Section, ensure that the ambient temperature within any room in their Unit does not drop below 40 degrees Fahrenheit”; and

WHEREAS, the Declaration, at Article Eight, Section 8.5 provides, “Each Unit Owner will reimburse the Enclave for any damages to the Common Elements caused...negligently, or by such Unit Owner's failure to properly maintain, repair, or make replacements to such Unit Owner's Unit or to those Limited Common Elements for which such Unit Owner is responsible under Section 8.2 of the Declaration”; and

WHEREAS, the Enclave has, in the past, provided fire, security, and freeze alarm monitoring to the Units, where such monitoring is neither required by applicable law or the governing documents; and

WHEREAS, to avoid the liability associated with monitoring fixtures that are maintained, repaired, and replaced by Owners and are thus not within the control of the Enclave, the Board has determined it is appropriate to terminate community-wide monitoring by the Enclave and permit Owners to undertake their own monitoring; and

WHEREAS, the Board intends to provide Owners time to obtain their own monitoring of fire and freeze alarms.

NOW, THEREFORE, the Board of Directors adopts the following Resolution:

1. Termination. The Enclave will terminate its central monitoring of fire, security, and freeze alarms effective January 31, 2020. No central monitoring by the Enclave will occur after that date. All Owners are obligated to undertake their own monitoring as they see fit.

2. Owners' Fixtures. The Enclave makes no representations or warranties that any Owner's current fire and freeze alarm fixtures are in good working order, and has not inspected individual alarms. Any Owner who fails to adequately provide for fire and freeze alarms and associated monitoring in his or her Unit will be obligated to reimburse the Enclave for any damages caused by such failure to the extent provided by the Declaration.

The undersigned hereby certify that the foregoing Resolution was duly adopted the 24th day of October, 2019 at a special meeting of the Board, and made a part of the minutes of the meeting of the Board of Directors of the Enclave.

**THE ENCLAVE AT KEYSTONE, INC.**

By: Joe Howse \_\_\_\_\_  
President

Attested:

Meredith H. Van Dyke  
Board of Directors, Member at Large