

**RESOLUTION OF THE BOARD OF DIRECTORS
OF DEEG POND CONDOMINIUM ASSOCIATION**

This Resolution of the Board of Directors of Deeg Pond Condominium Association is made this 4 day of April, 2019.

WHEREAS, Deeg Pond Condominium Association (the "Association") is governed by its governing documents, including its Declaration, recorded as Document No. 1428599 in the Office of the County Recorder for Dakota County, as amended, (the "Declaration") and the Minnesota Common Interest Ownership Act (the "Act"); and

WHEREAS, Bylaw 30 of the Association's Bylaws permits the Board of Directors to take any action that could be taken at a meeting of Directors without a meeting when such action is authorized in a writing signed by all of the Directors; and

WHEREAS, the Board of Directors has received a legal opinion regarding the maintenance obligations of the Association; and

WHEREAS, Section 8 of the Declaration provides that certain portions of the property within the Association are Limited Common Elements allocated for the exclusive use of one or more but fewer than all of the Units, as more fully described in Section 515B.2-109 of the Act and as shown on the Association's CIC Plat; and

WHEREAS, Section 9.01(a) of the Declaration provides that any Common Expense associated with the maintenance, repair or replacement of a Limited Common Element undertaken by the Association may be assessed exclusively against the Unit or Units to which that limited common element is assigned, on the basis of (i) equality, (ii) square footage of the area being maintained, repaired or replaced, or (iii) the actual cost incurred with respect to each Unit; and

WHEREAS, Section 515B.3-115(e)(2) of the Act also provides for the Association to assess certain Common Expenses which benefit fewer than all the Units exclusively against the Units benefitted by such expenditures; and


WHEREAS, the Board of Directors now seeks to adopt a policy consistent with the Association's Declaration and the Act to assess the cost of maintenance and repairs related to certain Limited Common Elements exclusively against the Units to which that Limited Common Element is assigned on the basis of the actual cost incurred with respect to each Unit.


NOW, THEREFORE, BE IT RESOLVED that the Deeg Pond Condominium Association Board of Directors hereby adopts the following written resolution, effective as of the date above.

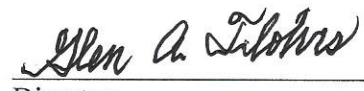
IT IS HEREBY RESOLVED:

1. All costs incurred by the Association in performing maintenance, repair and/or replacement of the following Limited Common Elements shall be assessed back to the Unit assigned to such Limited Common Element to on the basis of the actual cost incurred with respect to each Unit:
 - a. Perimeter Doors;
 - b. Garage Interiors;
 - c. Garage Doors;
 - d. Air Conditioning Pads and Air Conditioning Equipment; and
 - e. Exterior Light Bulbs.

(signature page to follow)


Director
Name: Spencer B


Director
Name: Luther Grunseith, Jr


Director
Name: Glen Flohrs