

THUNDER ISLAND CONDOMINIUM ASSOCIATION

RESOLUTION OF BOARD OF DIRECTORS

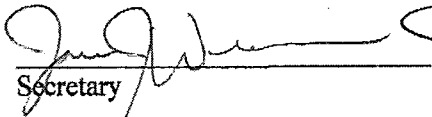
Thunder Island Condominium Association, (hereinafter referred to as the "Association"), by its Board of Directors has determined that the Association would benefit from a written policy on the procedure for handling claims for property damage that originates in a unit, and it therefore, adopts this Resolution.

It is hereby RESOLVED, that, the procedures attached hereto as Exhibit 1 shall be followed for claims for property damage that originates in a unit.

IN WITNESS WHEREOF, has caused these presents to be signed in its name and on its behalf by its president and attested by its secretary on this 19 day of March, 2016, and its president and secretary acknowledge, under the penalties of perjury, that this Resolution is the act and deed of Thunder Island Condominium Association and the matters and facts set forth herein are true and correct.

ATTEST:

THUNDER ISLAND CONDOMINIUM
ASSOCIATION


Secretary

By


President

**EXHIBIT 1
TO THUNDER ISLAND RESOLUTION**

A. Unit Damage Claims within Association Insurance Deductible (\$5,000)

1. An owner sustaining damage to his unit shall report the loss to the management agent within 24 hours of discovery, and the agent shall determine whether the cost to repair would exceed the deductible on the Association's insurance policy.
2. If the agent determines the cost to repair would not exceed the deductible, the owner sustaining the damage shall obtain a written estimate of the costs to repair the damage to the unit and forward it to the owner of the unit in which the occurrence originated.
3. The owner of the unit in which the occurrence originated shall, within 15 days of receipt of the estimate, pay the owner of the damaged unit the amount shown on the estimate or advise that a second estimate is requested.
4. If a second estimate is requested, the owner of the damaged unit shall obtain a second estimate and provide it to the owner of the unit in which the occurrence originated, the originating unit will have the right to choose second contractor; and that owner shall pay based upon one of the two estimates within seven days of receipt of the second estimate.
5. If the owner of the unit in which the damage originated does not pay as required, the matter shall be referred to the Association attorney for initiation of collection/lien action on behalf of the Association (for the benefit of the owner of the damaged unit).

B. Unit Damage Claims That Exceed the Association's Insurance Deductible or Are Not Covered By Insurance

1. An owner sustaining damage to his unit shall report the loss to the management agent within 24 hours of discovery, and the agent shall determine whether the cost to repair would exceed the deductible on the Association's insurance policy.
2. If the agent determines the cost to repair would exceed the deductible, the agent shall report the loss to the Association's insurance carrier for handling in accordance with policy requirements.
3. If the claim is denied by the insurance carrier, the agent shall obtain estimates of repair, notify the owner of the unit in which the occurrence originated and seek the deductible amount from that owner.
4. If the owner of the unit in which the damage originated does not pay as required within 15 days of request, the matter shall be referred to the Association attorney for initiation of collection/lien action on behalf of the Association (for the benefit of the owner of the damaged unit).