

Villages of Westcreek Owners' Association, Inc.
Administrative Resolution No. 14

Resale Certificates

WHEREAS, Article VII, Section 7.13. of the BY-LAWS directs the BOARD to exercise for the ASSOCIATION all powers, duties and authority vested in or delegated to this ASSOCIATION and not reserved to the membership by other provisions of these BY-LAWS, the ARTICLES OF INCORPORATION, or the VILLAGES OF WESTCREEK DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("PROJECT DOCUMENTS"); and

WHEREAS, it is the intent of the BOARD to establish both a level of information to provide to prospective buyers of property in THE VILLAGES OF WESTCREEK and an appropriate format in which to provide this information; and

WHEREAS, it is the intent of the BOARD to authorize the Community Manager and Maximum Management Resources, Inc., as the current Account Services contractor, to complete the forms as requested and return them to the requester within the required time limits of Texas statute; and

WHEREAS, it is the intent of the BOARD to comply with Texas Title 11, Property Code, Chapter 207, Disclosure of Information by Property Owners' Associations, in meeting the obligation to provide information to a requesting owner; and

WHEREAS, it is the intent of the BOARD that requests for Resale Certificates shall not place a burden on the ASSOCIATION as a whole or become a shared burden among the individual owners for the benefit of a sole owner, that in accordance with Texas Title 11, Property Code, Chapter 207, Disclosure of Information by Property Owners' Associations, the BOARD shall establish a reasonable fee to assemble, copy, and deliver the information required by statute;

NOW THEREFORE, BE IT RESOLVED THAT the Villages of Westcreek Owners' Association management staff is authorized to complete the forms as requested, from information available at the time of the request, and return the form and the accompanying documents to the requester after receipt of the processing fee. The Resale Certificate form used will be the most current available at the time of issuance.

BOOK OF MINUTES, the meeting of May 17, 2001.

ATTEST:

Kathy Kirby
Secretary, VWOA