

**STANDING RESOLUTION OF THE BOARD OF DIRECTORS FOR
RED OAK RANCH PROPERTY OWNERS ASSOCIATION
(DRAINAGE SYSTEM MAINTENANCE)
August 1, 2006**

WHEREAS, the Board of Directors has determined that it is in the best interests of the Red Oak Ranch Property Owners Association (the Association) that the subdivision have a functioning system to drain surface water through the subdivision so as to prevent flooding during ordinary circumstances and to mitigate flooding during exception circumstances.

WHEREAS, the Board of Directors has determined that the Red Oak Ranch drainage system as constructed consists of three elements - ditches and culverts alongside the roads, detention areas within property boundaries and feeder ditches located in the drainage/utility easements of multiple Lots.

WHEREAS, the Board has determined that the Association has assumed the duty for the mowing of the roadside ditches pursuant to the Declarations, that the County has assumed the duty for the re-grading and repair of the roadside ditches including the clearing of the culverts pursuant to the acceptance of the maintenance of the roads and ditches, that the Association members have assumed the duty to maintain the detention areas on their Lots pursuant to the filed subdivision plat, and that there is some ambiguity as to who has the duty to maintain the feeder ditches under either the Declarations or the subdivision plat.

WHEREAS, the Board has determined that it has the right to expend Association funds for the benefit of the Red Oak Ranch subdivision, including maintaining the property values in the subdivision and maintenance of the drainage/utility easements, pursuant to the Declarations.

RESOLVED, that regarding the maintenance of the drainage system feeder ditches, the Association has assumed the mowing of the ditches and will assume, when and as needed, the re-grading and repair of the ditches, using maintenance assessment funds collected by the Association.

FURTHER RESOLVED, that the Association will monitor the maintenance of detention areas located on Lots and work cooperatively with Association members regarding such maintenance.

ADOPTED by the Board of Directors of the Red Oak Ranch Property Owners Association at its regular meeting on August 1, 2006.