

**THE VILLAGE AT ELK HILLS CONDO HOME OWNERS ASSOCIATION**  
**RESOLUTION # 001-2020—Windows and Doors**

**WHEREAS:** The Village At Elk Hills (VEH) has Covenants, Conditions and Restrictions (CC&R's) hereafter referred to as the Governing Documents, consisting of 1. Articles of Incorporation, 2. VEH Declaration of Unit Ownership (the Condominium Plan), 3. VEH Declaration of Restrictions, and 4. VEH Bylaws: and

**WHEREAS:** some of the VEH Governing Documents are found to be contradictory, conflicting, and inconsistent: and

**WHEREAS:** the VEH Governing Documents provide for the ranking, priority, and precedence of the Governing Documents as: 1. Articles of Incorporation, 2. VEH Declaration of Unit Ownership (the Condominium Plan), 3. VEH Declaration of Restrictions, and 4. VEH Bylaws, (VEH Declaration of Restrictions 14.15 page 40): and

**WHEREAS:** the VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan) is established as taking precedence over other VEH Governing Documents, namely, the VEH Declaration of Restrictions, and the VEH Bylaws: (VEH Declaration of Restrictions 14.15 page 40): and

**WHEREAS:** the overriding VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan), defines a Condominium (1(f), page 1) and defines a Unit (1(n), page 3 and 4): and

**WHEREAS:** the overriding VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan), further states (#3, paragraph 3-line 2 page 5) "Each Condominium shall include any doors or windows within a perimeter wall...": and

**WHEREAS:** the overriding VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan), further states (#3, paragraph 4 page 5) "Each Owner shall be responsible for the upkeep and maintenance of the interior of his or her unit and for the upkeep of all other areas, features or parts of his Condominium...";

**NOW THEREFORE,** The Village At Elk Hills (VEH) Home Owners Association Board of Directors (BOD) tasked with the responsibility to implement the VEH Governing Documents,

**HEREBY AFFIRMS AND RESOLVES** that based on the overriding VEH Governing Document, the VEH Declaration of Unit Ownership (the Condominium Plan) which takes precedence over other VEH Governing Documents, each Condominium Unit shall include any doors (including garage doors) or windows within a perimeter wall, and each Owner shall be responsible for the upkeep and maintenance of the interior of his or her unit and for the upkeep of all other areas, features or parts of his Condominium, including windows and doors regardless of the wording contained in Article Six of the lesser VEH Governing Document, the VEH Declaration of Restrictions pages 20-24.

This resolution was approved at the 10/08/20 Village at Elk Hills HOA #1 Board Meeting.  
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