

**BELSERA COMMUNITY ASSOCIATION**

**RESOLUTION OF THE BOARD OF DIRECTORS  
REGADING THE INSTALLATION OF  
SECOND FLOOR FLOORING**

WHEREAS, the Board of Directors acting in good faith, in the best interest of the Association as a whole, and after considerable investigation, desires to implement a policy with respect to the interpretation of Section 2.9 of the Declaration of Covenants, Conditions and Restrictions and Reservations of Easements (CC&Rs) for Belsera at Tierrasanta regarding the installation of flooring in second floor units with habitable space below;

WHEREAS, the conditions in the originally built units have vinyl flooring in the kitchen and bathrooms, and carpet in all other areas;

WHEREAS, Section 2.9 of the CC&Rs only allows for changes to the Units that are in accordance with the Condominium Plan and the original construction design of the Improvements of the Project;

WHEREAS, the original construction plans for the Association call for an Impact Insulation Class (IIC) rating of 79 between floors and ceilings with carpeting and pad, and an IIC of 55 between floors and ceilings with cushioned vinyl flooring; and

WHEREAS, this policy allows for the change of carpeting to other types of flooring for second floor units with habitable space below;

NOW, THEREFORE BE IT RESOLVED that pursuant to the powers invested in the Board of Directors in Article IX of the CC&Rs, the Board hereby requires that all flooring changes in second floor units over habitable space shall be submitted to the Architectural Review Committee and approved for installation if the construction meets, among all other requirements, the IIC rating of the original building plans as stated above.

The Board of Directors passed the foregoing resolution by consent at Tierrasanta, California.

Dated: 8/27/09

  
Secretary