

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS ASSOCIATION,  
INC.**

At a meeting of the Board of Directors of the Arbors at Mountain Shadows Condominium Owners Association, Inc. ("Association") held on October 15, 2008, by motion and vote, the Board of Directors adopted the following resolution concerning the adoption of a policy on disruptive and criminal conduct within the community:

WHEREAS, Article IX of the Declaration for Arbors at Mountain Shadows – A Condominium community ("Declaration") authorizes the Association to govern the affairs of the Association and to adopt rules and regulations and;

WHEREAS, Section 3.6 of the Declaration grants to Owners, their family members Guests and tenants, without hindering or interfering with the lawful rights of other Owners, the right to use and enjoy the Common Elements; and

WHEREAS, Section 7.4 of the Declaration prohibits activities which endanger the health, safety or life of any person, unreasonably disturb any other Owner, create a nuisance or annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents; and

WHEREAS, over the past two years the community has experienced a number of incidents that violate these sections of the Declaration through harassment and violence directed toward residents as well as vandalism to property, some of it directed toward members of the Association Board of Directors; and

WHEREAS, the nature of condominium living places multiple persons in close proximity with each other which requires tolerance of different values and opinions; and

WHEREAS, residents have the expectancy and right to peacefully enjoy their property; and

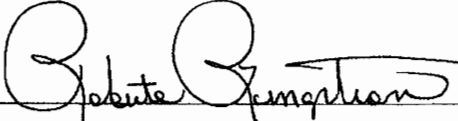
WHEREAS, if residents within the Association are not capable of exercising the tolerance required to live in a condominium community, it becomes necessary for the Association to enact policies to effectuate the intent expressed in the Declaration.

THEREFORE, it is hereby resolved that the following Disruptive/Criminal Conduct Policy is adopted as a Policy/Rule of the Association:

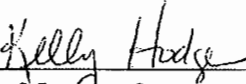
1. The Association adopts a zero-tolerance policy toward acts of harassment, bullying, intimidation, threats, profane language, trespass, physical abuse, verbal or written abuse, threats of violence, violence, assault, vandalism, disturbance of the peace, destruction of property, and similar disruptive conduct.

2. Whether or not it is specifically stated in their lease, tenants are bound by the provisions of the Declaration, the Bylaws, the Rules and Regulations of the Association and are bound by this Policy.
3. Where the Association Board of Directors determines that the conduct of any resident, or other person in the Association Community with the permission of a resident, constitutes the type of conduct addressed by this policy, it may suspend procedures for covenant enforcement set forth in the Association's Covenant Enforcement Policy and proceed in accordance with this policy.
4. Without limiting the Association's choice of remedies, the following procedures may be followed by the Association for the identified conduct:
  - a. Criminal conduct to include harassment, assault, violence, threats, disturbance of the peace, vandalism, theft, destruction of property, trespass, stalking:
    - An immediate criminal charge filed with the police and charges pressed to prosecution
    - Obtaining a Protective Restraining Order against the perpetrator
    - Civil Suit for damages and injunction with perpetrator to pay all costs
    - Suspension of Owner's voting rights and suspension of resident's right to use Association facilities
    - Levy of fines
  - b. Non-criminal conduct to include harassment, intimidation, bullying, threats, verbal or physical abuse, profane language, disturbance of the peace of other residents:
    - Contacting police to have perpetrator removed from meetings or removed from Association premises to keep the peace
    - Obtaining a Protective Restraining Order against the perpetrator
    - Civil Suit for damages and injunction with perpetrator to pay all costs
    - Suspension of Owner's voting rights and suspension of resident's right to use Association facilities
    - Levy of fines
5. In furtherance of its zero-tolerance policy, the Association Board of Directors has and will continue to install security devices to identify those individuals who are perpetrators of the type of conduct identified herein. The Association is also working with residents to identify and document incidences of improper conduct.

BY THE BOARD OF DIRECTORS OF  
ARBORS AT MOUNTAIN SHADOWS  
CONDOMINIUM OWNERS ASSOCIATION, INC.

  
\_\_\_\_\_, as President  
Roberta Ringstrom

The undersigned hereby attests that the above resolution was properly adopted at the referenced meeting as reflected in the minutes of said meeting.

  
\_\_\_\_\_, as Secretary  
Kelly Hodge  
Effective date: October 15, 2008