

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

At a regular meeting of the Board of Directors of the Arbors at Mountain Shadows Condominium Owners Association, Inc. ("Association") held on JUNE 22, 2011, by motion and vote, the Board of Directors adopted the following resolution concerning the adoption of a rule on interaction of Owners with Association contractors and agents:

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 9.8 of the Amended and Restated Declaration For Arbors at Mountain Shadows – A Condominium Community ("Declaration") authorizes the Board of Directors to make such rules to enforce provisions of the Declaration or to govern the use of the Common Elements; and

WHEREAS, Section 12.2 of the Declaration imposes on the Association the obligation to repair and maintain all the Common Elements which are not the Owner's responsibility and Sections 5.3 and 5.4 of the Declaration grant the Association and its representatives an easement on the Common elements and in certain circumstances within the Condominium Unit itself in order to make repairs and maintenance; and

WHEREAS, Section 12.1 of the Declaration authorizes the Board to fulfill the Owners' maintenance and repair obligations in the event the Owner fails to do so; 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, the Association previously adopted a policy concerning disruptive and criminal conduct by Owners; and

WHEREAS, the Association has recently experienced cases of improper conduct by Owners directed to contractors hired by Association, which the Board interprets to mean these Owners do not believe the disruptive/criminal conduct policy applies to contractors.

THEREFORE, it is hereby resolved that the following Rule on interaction with Contractors or other agents of the Association.

1. The Association expands its policy on disruptive and criminal conduct to include contractors of the Association and other Association agents.

2. Association contractors and agents have the authority to access all parts of the Common Elements when providing services on behalf of the Association. In emergency circumstances the contractors and agents have the authority to access the Units themselves to take care of the emergency.
3. Owners are not permitted to threaten, intimidate or verbally abuse contractors and agents. Owners may not threaten to call the police or sue contractors or agents for trespass because they are on the common elements, whether that be lawns, porches, decks or patios.
4. If an Owner questions whether a contractor or agent is in fact a representative of the Association, they have the right to ask the contractor or agent for identification and then should contact the Association manager or a Director/Officer for verification.
5. Violation of this rule will give the Board the authority to implement any of the remedies set out in the Association's Policy on Disruptive and Criminal conduct.


ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM
OWNERS ASSOCIATION, INC.



Roberta Ringstrom, Director



Karen Mazur, Director



Rick Shaw, Director