

**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 JUNE 22, 2011 the following resolution was adopted by a majority of directors present

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 1.4 of the Declaration defines "Common Elements" as all the Property excepting the Units, which definition would include porch lights; and

WHEREAS, Section 12.1A of the Declaration imposes on the Owner of a Unit the obligation to repair and replace exterior light bulbs on his Unit, despite the bulb being a Common element; and

WHEREAS, the Board of Directors has determined that porch lights must be kept lit during hours of darkness for safety reasons and to prevent vandalism; and

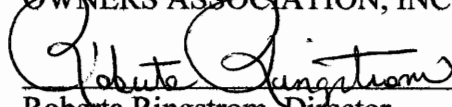
WHEREAS, for safety purposes the porch lights were fitted when installed with solar light switches that turn on the lights during periods of darkness, typically from dusk to dawn.

NOW, THEREFORE, the Board resolves as follows:

1. Each owner of a Unit is responsible to assure that the porch light for his/her unit is working at all times such that the light is lit during periods of darkness, specifically from dusk to dawn.
2. In order to enforce this rule, the Association will have porch lights inspected on a routine basis by an electrician. Notice of the pending inspections will be posted on each Unit's garage clip at least ten days prior to the inspection. If the light is non functional at the time of inspection, the light will be repaired and the cost thereof assessed to the Owner's account without further notice to the Owner. Repair may be as simple as changing a light bulb or may involve, for example, replacing the transformer/ballast. If Owners have altered the light or wiring, repair may involve returning the light to its original installation.
3. In the event the Owner has leased his condominium Unit, the Owner's lease should require the tenant to make sure the porch light is in proper operating condition. Notice of a pending inspection will be given to the tenant as stated in this rule. If the porch light is not operational at the time of inspection, the Owner will be assessed the

repair cost, and depending on the provisions of his lease, the Owner may or may not be able to pass that cost on to the Tenant.

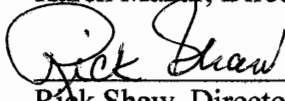
ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM
OWNERS ASSOCIATION, INC.



Roberta Ringstrom, Director



Karen Mazur, Director



Rick Shaw, Director