

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
THE SNOWBIRD II CONDOMINIUMS ASSOCIATION, INC.**

RECITALS:

1. The Snowbird II Condominiums Association, Inc. ("Snowbird") is a Colorado nonprofit corporation created to provide an entity for the furtherance of the interests of all the Owners of Condominium Units subject to the recorded Declaration of Covenants, Conditions, and Restrictions of the Snowbird II Condominiums ("Declaration").
2. In furtherance of its purposes, Snowbird has all the power conferred by the Articles of Incorporation, the Bylaws, the Declaration, the statutes, and the common law of the State of Colorado.
3. Section 16 of the Declaration provides: for purposes of maintenance, repair, alteration an Owner shall be deemed to own and shall have the right and obligation to maintain, repair the interior non-supporting walls, flooring, the unfinished ceiling, the doors, windows. All fixtures, appliances, and equipment installed within a Unit commencing at a point where the utilities enter the Unit shall be maintained and kept in repair by the Owner thereof. If any Owner fails to carry out or neglects the responsibilities set forth in Section 16, the Board may fulfill the same and charge such Owner for the costs therefore. Any expense incurred by an Owner under this Paragraph shall be the sole expense of said Owner.
4. Article IV, Section 4.04(b) of the Bylaws and Colorado Revised Statute 38-33.3-302(1)(a) authorize the Association acting through its Board of Directors to adopt, amend, and enforce reasonable rules and regulations.
5. The Association and its Members have experienced property damage resulting from Owners failing to comply with the maintenance obligations set forth in Section 16 of the Declaration.
6. The Board believes it is in the best interest of the Members of Snowbird to adopt a rule whereby the cost of damages resulting from an Owner's failure to maintain the fixtures, appliances, and equipment installed within a Unit commencing at a point where the utilities enter the Unit shall be charged to the Owner and shall become part of the assessment imposed on the Owner of the Unit and constitute a lien on the Unit. The cost of said damages shall be collected in the same

RESOLVED, the Board of Directors for Snowbird hereby adopts a rule whereby, after Notice and opportunity for hearing, the cost of damages resulting from an Owner's failure to maintain the fixtures, appliances, and equipment installed within a Unit commencing at a point where the utilities enter the Unit shall be charged to the Owner and shall become part of the assessment imposed on the Owner of the Unit and constitute a lien on the Unit. The cost of said damages shall be collected in the same manner as Common Expenses.

ADOPTED this 31 day of March 2004.

A. E. King
Board President

Elaine Colson
Board Secretary

[Signature]
Witness

**RESOLUTION PERTAINING TO THE USE OF THE
CARPORTS WITHIN THE SNOWBIRD II CONDOMINIUMS**

Recitals:

1 Section 14 of the Declaration of Covenants Conditions and Restrictions of The Snowbird II Condominiums ("Declaration") and Colorado Revised Statute 38-33 3-302(1)(a) authorizes the Association to adopt reasonable Rules and Regulations governing the use of the Common Elements including the Limited Common Elements.

2 The parking within The Snowbird II Condominiums is limited, and the carports should be used to accommodate the vehicles used by the Members, their family members, guests, and invitees.

3 Section 5 of the Declaration defines the carports as Limited Common Elements

4 Section 14 of the Declaration provides each Owner may use the Limited Common Elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other Owners.

5 The Board of Directors after discussion and deliberation, finds the intended purpose of the carports is to store operable vehicles. Further, that using the carports to store personal or business property other than vehicles encroaches on the other Owners by depriving them of the use of General Common Element Parking. The Board resolves to prohibit storage of personal or business property within the carports in such a manner to preclude the resident from parking their vehicle in the carport; further, that the resident use the carport for parking their vehicles

Dated January 2003

The Snowbird II Condominiums Association Inc

By A. E. King
Board President

By Elaine Colford
Secretary