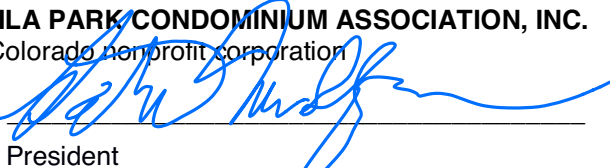


RESOLUTION OF THE
AVILA PARK CONDOMINIUM ASSOCIATION, INC.
STORAGE AND ABANDONED ARTICLE POLICY

- SUBJECT:** Adoption of policy and procedures for articles abandoned in the building.
- PURPOSE:** To comply with Fire Code, the policy for addressing articles that are abandoned in the common areas, which includes any area outside of either the owner's condominium unit, balcony, or storage locker, is being communicated.
- AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.
- EFFECTIVE DATE:** February 25TH, 2019
- RESOLUTION:** The Avila Park Condominium Association hereby adopts the following procedures for addressing articles that are abandoned in the common areas:
1. **Common Areas:** Avila Park provides several common areas throughout the community. These common areas must be kept clear for the use and access of owners and guests of the Avila Park Community.
 2. **Responsibility:** Owners and Tenants are responsible for storing all of their property either in their units, on their balcony, or in their assigned storage locker. To ensure the safety of all residents and maintain the appearance of common areas, all items left in common areas will be disposed of without notice by the association and at the owner's expense.
 3. **Enforcement:**
 - a. The Avila Park Property Manager shall be responsible for the enforcement of the Abandoned Article Policy. The Board may also choose to take enforcement action.
 - b. Any Owner or Occupant found in violation of this Abandoned Article Policy shall be subject to the following fees at the expense of the unit Owner.
 - i. Fine - Tier 3 per the Enforcement Policy
 - ii. Disposal Fee – All disposal costs will be the responsibility of the unit Owner
 - i. Damages – All repair or replacement costs required to restore the common areas to their condition prior to the damage shall be the responsibility of the unit Owner.

President's Certification: The undersigned, being the President of the Avila Park Condominium Association, Inc., a Colorado nonprofit corporation, certifies data foregoing resolution was adopted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on 02/13/2019 and in witness thereof, the underside has subscribed his/her name.

AVILA PARK CONDOMINIUM ASSOCIATION, INC.
A Colorado nonprofit corporation
By: 

President