

RESOLUTION OF THE
AVILA PARK CONDOMINIUM ASSOCIATION, INC.
SECURITY POLICY

SUBJECT: Adoption of policy and procedures for building security.

PURPOSE: To maintain the security of the building by attempting to ensure that unwanted people who would seek to cause harm to individuals, steal property, or engage in other illegal activities are stopped from entering the building.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.


EFFECTIVE DATE: April 5TH, 2021

RESOLUTION: The Avila Park Condominium Association hereby adopts the following procedures for addressing Building Security:

1. All residential facilities including building access doors should be locked twenty-four hours a day.
2. **No Building Doors are to be left Unbolted, Unlocked, or otherwise Propped Open.**
3. All Locks, Keys, Electronic Access Cards and Access Codes are the sole property of Avila Park Condominiums and will be issued to Owners based on their need for access.
 - a. The Avila Park Condominium Association reserves the right to change or disable locks, keys, electronic access cards, and access codes as needed.
 - b. Additional or Replacement keys and electronic access cards can be requested from the Avila Park Property Manager by the owner for an additional fee, which is subject to change.
4. **Keys, Electronic Access Cards, and Access Codes cannot be shared.**
5. **Lost or Compromised Keys, Electronic Access Cards, and Access Codes should be immediately reported to the Avila Park Property Manager.**
6. Never allow anyone into the building that is not your explicit guest.
7. Do not allow anyone to follow you into the building.
8. Call 911 if you someone enters the building without your permission.
9. You are responsible for any guests you know and you let into the building. When letting a guest into the building, they cannot let anyone else into the building with them, and if they do, the homeowner is responsible for all parties.
10. **Responsibility:**
 - a. Whether knowingly or unknowingly permitting access, Owners and Occupants are responsible for the actions of anyone who enters the building.
 - b. Owners are responsible for the actions of their Occupants and their Guests
11. **Enforcement:**
 - a. The Avila Park Property Manager shall be responsible for the enforcement of the Security Policy.
 - b. Any Owner or Occupant found in violation of any section this Security Policy shall be subject to the following fees at the expense of the unit owner.
 - i. Fine – Tier 4 per each section of the Enforcement Policy
 - ii. 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 05/27/2021 and in witness thereof, the underside has subscribed his/her name.

AVILA PARK CONDOMINIUM ASSOCIATION, INC.
A Colorado nonprofit corporation

By: 

President