

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION, INC.
REGARDING PERSONAL ITEMS IN COMMON AREAS**

Adopted October 1, 2019

Subject: Rules and Regulations pertaining to personal items and restrictions thereto on Knolls Village Townhouse Association, Inc. (KVTA) owned property i.e. Common Areas.

Purpose: To memorialize the consideration and adoption by the KVTA Board of Directors as to the following Rules and Regulations regarding personal items in Common Areas and to give the Board of Directors the authority to have unauthorized items removed.

Authority: Section 302 (1) (a) of the Colorado Common Interest Ownership Act; Article VIII Section 1 (A) of the Association's Bylaws.

WHEREAS, for the health, safety, welfare, comfort, and convenience of **all** residents and guests in the community and to reduce undue risk and liability to the Association, the Board, within its stated authority, wishes to establish rules regarding the placement of personal items on KVTA owned property and to establish Board authority to have such items removed when deemed in violation of said rules.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules and restrictions are adopted by the Board:

1. Equipment affixed to the ground or trees owned by the Association shall not be permitted.
2. Water related play equipment shall not be permitted.
3. Swings of any kind are prohibited.
4. Temporary nets, such as soccer goals, must be removed daily.
5. Basketball hoops are not permitted to be affixed to common area property.
6. Skateboarding and associated jumps and ramps are prohibited.

7. With the prior written approval from the Architectural Control Committee some exceptions may be made for items maintained by residents in the non-turf Common Area located between their individual Unit and the Common Area sidewalk.

8. Personal Items left in/on the Common Areas following notice of violation to the resident will be removed by the Board of Directors without further notice.

The Knolls Village Townhouse Association, Inc.

By: (President) *Richard H. Campbell* _____

These Rules and Regulations pertaining to the placement of personal items in the Common Area and restrictions thereto on KVTA owned property adopted on the 1st day of October, 2019 and are attested by the Secretary of The Knolls Village Townhouse Association, Inc.

(Secretary) *Cindy Kiel* _____