

**INNSBRUCK IN AURORA
BOARD RESOLUTION**

Recitals:

1. The Board of Directors of Innsbruck in Aurora ("Association") wishes to adopt Rules and Regulations regarding registration of tenant information for all rental Townhome Units with the Innsbruck Community.
2. Article 9, Section 9J of the Association's Amended and Restated Declaration provides for such adoption.
3. The Association is charged with administrating the affairs, and maintaining real estate within the Innsbruck Community.
4. In the recent past, the Association has been confronted with situations arising from broken water lines, structural damage from excessive snow loads on roofs, sewage line blockage, and flooding from broken irrigation lines. These situations required the Association to enter the Townhome to mitigate the damages on an emergency basis.
5. The Association is reluctant to enter a Townhome Unit without prior notice to the resident of the Unit,
6. The Board of Directors believes it is in the best interests of the Association and the residents to address these types of emergencies as quickly as possible to prevent extensive damages to the real and personal property and to mitigate damages as effectively as practical.
7. To assist the Association in contacting the residents of leased Townhome Units in the event of an emergency, the Board of Directors proposes that all non-occupant Owners provide contact information for the residents of Townhome Units within the Innsbruck Community.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Association has adopted a Rule requiring all non-occupant Owners to complete and submit the Information Form attached to this resolution to the Association's Management Agent, Western States Property Services, Inc., 9145 E Kenyon Ave, Ste 100, Denver, Colorado 80237 within twenty (20) days of the beginning date of the lease term, or by January 1, 2006 for existing tenancies.

The Secretary of the Association is instructed to deliver a copy of this resolution to all Members and residents of the Association at least fifteen (15) days prior to the initiation of any enforcement of this new rule.

Attested to by the Association Secretary: Maria Baker
Maria Baker

This 14th date of September, 2005

Charles B. Reinhardt
Charles B. Reinhardt, President
Innsbruck In Aurora HOA, Inc.