

**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 9.1 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., 10020 East Girard Avenue, Suite 175, Denver, Colorado 80231 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.

**INNSBRUCK IN AURORA
TENANT INFORMATION SHEET**

Address of Innsbruck Property: _____

Name of Property Owner: _____

Address of Property Owner: _____

Phone No. of Property Owner: (____) _____

Management Company Name: _____

Name of Management Company Representative: _____

Address of Management Company: _____

Phone No. of Mgmt Company: (____) _____

Phone No. of Mgmt Company Rep: (____) _____

FAX No. of Management Company/Mgmt Company Rep: (____) _____

Is there a written lease? Yes: _____ No: _____

If yes, Provide the beginning date: _____ Ending date: _____

Adult Tenant Name: _____

Adult Tenant Home Phone: (____) _____ Work Phone: (____) _____

Cell Phone: (____) _____

Home E-Mail: _____ Work E-Mail: _____

Adult Tenant Home Phone: (____) _____ Work Phone: (____) _____

Cell Phone: (____) _____

Home E-Mail: _____ Work E-Mail: _____

TENANT FAMILY CONSISTS OF:

Number of adults: _____ Number of children: _____ Age of children: _____

Other Adult individuals occupying Unit:

Name: _____ Work No.: (____) _____

Name: _____ Work No. (____) _____

TENANTS ACKNOWLEDGE THE RECEIPT OF A COPY OF THE INNSBRUCK
GOVERNING DOCUMENTS DATED MAY 2000 AND ALL RULES AND RESOLUTIONS
ADOPTED THROUGH THE DATE THEY FIRST OCCUPIED A UNIT IN INNSBRUCK.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

OTHER ADULT(S) in UNIT:

Name: _____ Date: _____

Name: _____ Date: _____

TO: All Innsbruck HOA Members

FROM: Board of Directors

SUBJECT: Resolution Prohibiting the Parking of Vehicles in Driveways during Snow Accumulation.
Effective Sep 14, 2005 Enforced beginning Jan 1, 2006

DATE: Oct 23, 2005

Enclosed please find a Resolution Prohibiting the Parking of Vehicles in Driveways during Snow Accumulation. If adjoining driveways are unable to be cleared of snow by the use of a snow plow because a car is parked in a portion of the driveway, the driveway will be cleared of snow via hand shoveling. The cost for this hand shoveling will be born by the owner of the offending vehicle.

The Current Board of Directors thanks each owner in Innsbruck for their voluntary compliance with the enclosed Resolution.

**INNSBRUCK IN AURORA
BOARD RESOLUTION**

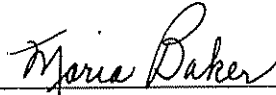
Recitals:

1. The Board of Directors of Innsbruck in Aurora (“Association”) wishes to adopt Rules and Regulations regarding the Association’s snow removal efforts within the Innsbruck Community.
2. Article 9, Section 9.1 of the Association’s Amended and Restated Declaration provides for such adoption.
3. The Association is charged with removing snow from the Common Area within the Innsbruck Community, the Association generally retains the services of a snow removal contract to perform this obligation.
4. The snow removal contractor has advised the Board of Directors that it is unable to plow snow in front of a garage if a vehicle is parked in that location. Further, the snow removal contractor has advised the Board they are unable to plow snow from in front of the adjacent garage if a vehicle is parked in front of the neighboring garage. In this case, the Board has directed the snow removal contract or to remove the snow in front of the adjacent garage by means of hand shoveling that area.
5. Hand shoveling the snow from in front of a garage is significantly more expensive than plowing the snow with a blade.
6. The Board of Directors believes it is in the best interests of the Association and the residents to remove snow from the Common Area in the most effective and least expensive manner. The Board desires to adopt a rule whereby residents park their vehicles in their garage or outside the Innsbruck Community when snow is accumulating within the Innsbruck Community. Moving the vehicle to a visitor parking space is not permitted as that practice will prevent the snow removal with a blade from that location.
7. The Board does not believe that the neighbor of a resident who fails to cooperate with the Association’s snow removal efforts, by relocating their car away from the front of the garage should be penalized by not having the snow removed from in front of their garage. The Board does not believe it is equitable for the other members of the Association to pay the additional charges for hand shoveling that area.

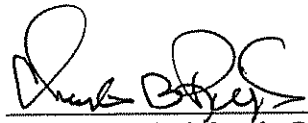
NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Association has adopted a Rule prohibiting the residents within the Innsbruck Community to park their vehicles, their family’s vehicles, their guests vehicles, or to place other items of personal property in front of the garage within the Community during times of snow accumulation or before the snow removal contractor has plowed the area.

In the event a resident fails to comply with this Rule and the snow removal contractor removes the snow from the area in front of the garage adjacent to the non-compliant resident's garage by means of hand shoveling, the cost of the extra service will be added to the Owner's account after the Association gives the Unit Owner notice and an opportunity for hearing. This cost shall be collectable in the same manner as the common expense assessment.

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

This 14th date of September, 2005


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

**INNSBRUCK IN AURORA
RESOLUTION OF THE BOARD OF DIRECTORS**

BLOCKING ACCESS TO ANOTHER INNSBRUCK OWNER'S GARAGE

This supersedes any and all resolutions on the same subject.

RECITALS:

1. The Board of Directors of Innsbruck in Aurora is aware that garages within the Community are occasionally blocked when other Members, their family, tenants, or guests park their vehicles in front of a garage appurtenant to another Owner's Townhome.
2. The Board is concerned that this practice unreasonably deprives the affected resident of the use of their garage, maybe the use of their vehicle, and could potentially affect the health and safety of the affected resident.
3. The recorded Amended and Restated Declaration for Innsbruck ("the Declaration") defines the area adjacent to the garage doors as Common Area, which is owned by Innsbruck in Aurora; prohibits the use of the Common Area in a manner so as to unreasonably deprive another resident ingress or egress to their Lot.
4. The Declaration and the Colorado Common Interest Ownership Act authorizes the Association, acting through its Board of Directors to adopt, and revise Rules and Regulations concerning the use of the Common Area.
5. The board desires to adopt the following rule, and enforcement policy, applicable to parking in front of a garage appurtenant to another Owner's Townhome unit.

THEREFORE, IT RESOLVED that the Board of Directors of Innsbruck in Aurora declares parking in front of a garage designated for use of another resident of Innsbruck to be a violation of Article 9 of the Declaration. **FURTHER**, the Board of Directors pursuant to the Declaration and the Colorado Common Interest Ownership Act adopts the following rule:

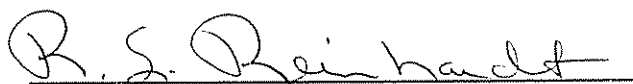
Parking a vehicle, or storing personal property, in front of a garage designated for the use of another resident so as to unreasonably impede the use of the garage is prohibited.

ADDITIONALLY, notwithstanding any provision of the Association's existing Enforcement Policies and Procedures, any vehicle parked in violation of Article 9 of the Declaration or the above mentioned rule is subject to being towed without further notice. Any personal property stored in front of a garage so as to impede use of such a garage shall be subject to removal without further notice.

The Board authorized and approved this Resolution, and the Secretary of the Association is instructed to deliver a copy to all members and residents of the Association.

Dated this 11 day of October, 2006.

This Resolution shall become effective on 11 October, 2006.



R.S Reinhardt, Board President
Innsbruck in Aurora Townhomes



Maria Baker, Board Secretary
Innsbruck in Aurora Townhomes

OWNER INITIATED INSURANCE CLAIM PROCEDURES

The following Owner Initiated Insurance Claim Procedures were adopted by resolution of the Board of Directors of Innsbruck in Aurora ("the Association") pursuant to Colorado law at a regular meeting of the Board.

RECITALS:

- A. Pursuant to Colorado Revised Statute ("C.R.S.") 10-4-110.8(5) an Owner must meet certain conditions before filing a claim against the Association's insurance policy.
- B. For the benefit and protection of the Association and its Members, the Board deems it desirable to establish and operate under the following Procedures to insure that the Association is allowed to assess and manage its risk, and that only valid claims are submitted, and accompanied by all necessary information.
- C. Article 11, Section 11.1 of the Association's Amended and Restated Declaration requires that the Association maintain certain policies of insurance.

THEREFORE, IT IS RESOLVED:

That the Procedures below shall apply to all Owner initiated insurance claims against the insurance policy maintained by the Association, and must be followed by the Owner before a claim can be filed.

1. The Unit Owner must provide written notice to the Association, in care of the Association's Managing Agent, or the Association's Registered Agent, as reflected in the records of the Colorado Secretary of State, within 10 days of any incident where the Owner wishes to file a claim against the Association's insurance policy.
2. The notice must describe in reasonable detail the incident and the initial information regarding the scope and extent of any damage, as well as the cause of any damage, and shall also include the following:
 1. Owner's address, phone number, and the address of the Unit where the incident occurred if different from the Owner's address;
 2. The time, location and events surrounding the incident, in reasonable detail;
 3. The names and addresses of the injured, if applicable; and
 4. The names and addresses of any and all witnesses.
3. The Association will respond in writing to the Unit Owner within fifteen (15) days, of the date notice is received by the Association.

4. The Association's response may be contingent on the Association's insurance agent having a reasonable opportunity to inspect the damage and the subject matter of the claim. Any such inspection shall be completed within 30 days of the Association's written response.

5. Should the Board determine that the subject matter of the claim falls within the Association's insurance responsibilities, the Board shall submit the claim to the Association's insurance carrier on behalf of the Owner, in compliance with the requirements of such insurance policy.

6. If the Association's insurance agent, after the inspection of the damage and the probable cause of the damage determines that the subject matter of the claim falls outside the Association's insurance responsibilities, no claim may be filed against the Association's policy.

7. The Unit Owner or the Board may at any time request clarification of coverage from the Association's insurance carrier. The Association's insurance carrier, when determining premiums to be charged to the Association, shall not take into account any request by a Unit Owner or the Board for a clarification of coverage.

In the event a Court of competent jurisdiction finds a provision of this collection policy void or otherwise unenforceable, the other provisions shall remain in full effect.

These Procedures were adopted this 11 day of October 2006, by resolution of the Board of Directors of Innsbruck in Aurora.

By R. S. Reinhardt
Its President

MEMBER CONFLICT POLICY

The following policy was adopted by the Board of Directors of Innsbruck in Aurora ("the Association") pursuant to Colorado law at a regular meeting of the Board.

RECITALS:

- A. Pursuant to Colorado Revised Statute 38-33.3-124(1)(b), the Association is required to adopt a policy concerning how to handle conflicts between the Unit/Lot Owners and the Association.
- B. The Executive Board has reviewed the provisions of the Colorado Common Interest Ownership Act and believes that Subsection 124 establishes a good basis for resolving disputes between Unit/Lot Owners and the Association.
- C. It is acknowledged that both Members and the Association have a responsibility to comply with: 1) the provisions of the Colorado Common Interest Ownership Act; 2) the provisions contained in the Articles of Incorporation, the Bylaws, and the Declaration; and 3) reasonable Rules and Regulations, Policies and Procedures and Design Guidelines.
- D. The Association has a responsibility to apply the provisions of the above-cited documents uniformly and use business judgment and reasonable diligence to resolve conflicts between the Association and its Members.

THEREFORE, IT IS RESOLVED:

In the event that a conflict should arise between Unit/Lot Owner, or Owners, and the Association, the following procedure shall apply:

HEARING:

1. In the event that a conflict arises between a Member and the Association, either a Unit/Lot Owner or the Association may request a hearing. Any such request must be in writing, and mailed: to the Unit/Lot Owner(s) addressed to the Unit/Lot within the community, unless written notice of an alternate address has previously been provided to the Association; or to the Association addressed to the current Community Manager or to the Registered Agent for the Association as reflected in the records of the Colorado Secretary of State.
2. The hearing shall be set for a mutually convenient date, or at the next Association meeting, not longer than ~~45~~ days after request for a hearing is made.

MEDIATION:

3. Any controversy between an Association and a Unit/Lot Owner arising out of the provisions of the Association's governing documents (Articles of Incorporation, Bylaws, Declaration, Rules and Regulations, Policies and Procedures, Design Guidelines, etc.) or the Colorado Common Interest Ownership Act may be submitted to mediation by either party to the controversy. The submission to mediation must be prior to the commencement of any legal proceeding, once there has been a good faith effort to hold such a hearing as described above.
4. The parties should decide upon a mutually agreeable mediator. The mediator need not be licensed as a mediator. The parties may be, but do not need to be, represented by counsel at the mediation.
5. The parties shall, unless otherwise agreed to, split the cost of mediation, excluding attorney fees, for which each party shall pay their/its own.
6. The mediation agreement, if one is reached, may be presented to the court as a stipulation. Either party to the mediation may terminate the mediation process without prejudice.
7. If either party subsequently violates the stipulation, the other party may apply immediately to the court for relief, and seek reimbursement of all costs including attorney fees.

LITIGATION:

8. If a conflict has not been resolved by the hearing or mediation, nothing in this provision precludes any party from pursuing his rights in a Court of Law or equity.
9. If a dispute impacts the health, safety, or welfare of the community, the real estate, or the Members, the Association may proceed to a Court of Law or equity without scheduling a hearing or mediation.

MISCELLANEOUS:

10. No provision herein shall apply to the collection of Homeowner Association assessments as that term is defined in 38-33.3-316(1) C.R.S.
11. This policy is not intended to pertain to disputes between Unit/Lot Owners. In the event of a dispute between Unit/Lot Owners, the Association recommends the Unit/Lot Owners attempt to resolve the dispute between themselves, employing mediation if necessary.

12. In the event the Unit/Lot Owners are unable to resolve their dispute and the dispute is based on a violation of the Association's governing documents, the complaining Unit/Lot Owner may institute a written complaint with the Association consistent with the Association's Enforcement Policy.

Policy adopted this 11th day of October, 2006 by Resolution of the Board of Directors of Innsbruck in Aurora.

By R. S. Reinhardt
Its President .

**INNSBRUCK IN AURORA
BOARD OF DIRECTORS RESOLUTION**

Recitals

1. The Board of Directors of Innsbruck in Aurora ("Association") wishes to adopt Rules and Regulations pertaining to commercial vehicles and recreational vehicles.
2. Article 9, Section 9.9(a) of the Association's Amended and Restated Declaration provides for such adoption.
3. Historically, parking and storage of commercial and recreational vehicles within the Association has impeded: service vehicles, such as snow plow and trash removal; emergency vehicles such as fire and ambulance; and member and guest traffic and their respective line of sight.
4. The Association has limited parking spaces, and little area to expand the parking area for all of its Members.
5. Parking and storing commercial vehicles and recreational vehicles have a significant impact on available parking spaces for Members and their guests.
6. Parking and storing commercial vehicles and recreational vehicles also have a significant visual and esthetic impact on the community.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Association has adopted Rules and Regulations pertaining to commercial vehicles and recreational vehicles which are attached hereto as Exhibit A and made a part hereof.


The Board of Directors is authorized and directed to execute the Rules and Regulations, and 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 days before the new rules are enforced.

Effective Date: October 15, 2002

President's and Secretary's Certification:

The undersigned, respectively being the President and Secretary of the Innsbruck in Aurora Homeowners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on September 16, 2002, and in witness thereof, the undersigned have subscribed their names.

By



Charles B. Reinhardt, President

By



June Robinson, Secretary

Exhibit A

Commercial Vehicles

No commercial vehicles shall be stored, parked, maintained, or kept within any portion of the Common Area, or an Owner's Lot. Except such vehicles may be parked within the Innsbruck Community, if necessary during delivery, removal, or services within the Community, or if parked entirely within an enclosed garage.

Commercial Vehicles shall mean: a) any van or truck rated over one-quarter ton which is outfitted with a flat bed, utility box, racks to transport ladders, pipe, tires, glass, or other material generally accepted to be of a business or commercial nature; b) any truck, van or motor vehicle with signage or lettering of a business or commercial nature; c) any motor vehicle that is wider than the standard width of 11 feet wide; and d) trailers and other equipment generally used for business and commercial purposes.

Recreational Vehicles

No recreational vehicles shall be stored, parked, maintained, or kept within any portion of the Common Area, or an Owner's Lot. Except, recreational vehicles which are parked entirely within an enclosed garage.

Recreational Vehicles shall mean: a) any motor vehicle licensed as a recreational vehicle; b) any motor vehicle designated as a class A through class C motor home; c) any motor vehicle equipped with a camper extending over the cab or the rear bumper of the vehicle; d) any motor vehicle not licensed for highway use; and e) camping trailers, boats, jet skis, and other similar items with the primary purpose of recreation.

INNSBRUCK IN AURORA

RESOLUTION ADOPTING A POLICY AND PROCEDURE FOR ACCELERATING THE ANNUAL COMMON EXPENSE ASSESSMENT

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Innsbruck in Aurora ("Declaration") was recorded on March 24, 2000 at Reception Number B0034678 in office of the Arapahoe County Clerk and Recorder.

WHEREAS, Article 6, Section 6.1 of the Declaration requires each Owner of a Lot subject to the Declaration to pay the Association annual Common Expense Assessments.

WHEREAS, Section 6.5 of the Declaration provides the Common Expense Assessment may be made on an annual basis against all Lots subject to the Declaration and shall be based upon the Association's advance budget of the cash requirements needed by it to provide for the administration and performance of its duties during such assessment year.

WHEREAS, Section 6.5 of the Declaration allows the Common Expense Assessment to be paid in monthly installments, in advance, unless otherwise determined by the Board of Directors.

WHEREAS, Section 6.10 of the Declaration provides that an Owner's failure to make payment within thirty days of the due date thereof shall cause the total amount of such Owner's Assessment for the remainder of that fiscal year to become immediately due and payable at the option of the Board.

NOW, THEREFORE, IT IS RESOLVED, the Board of Directors hereby adopts the following policies and procedures to accelerate the installments of the Annual Common Expense Assessment:

1. Any installment of the Annual Common Expense Assessment not fully paid on the due date thereof will be considered delinquent. In the event the Owner fails to make full payment of the delinquent installment within thirty days the Association, or its agent shall attempt to notify the owner of the delinquency.
2. Said notice of delinquency shall be mailed postage prepaid to the Owner at the address of the Lot, unless the Owner has provided written notice to the Association of an alternate address for notice.
3. If the delinquent Owner fails to cure the full delinquency within ten days after said notice is given the total amount of the Owner's Assessment for the remainder of the fiscal year shall become immediately due and payable.

*Motion by
accepted
Tom Sawyer
Second by
Suzanne*

- 4. Nothing in these policies and procedures precludes multiple notices of delinquency or acceleration.

The effective date of this resolution shall be _____, 2001

The undersigned certify the foregoing Resolution was approved and adopted by the Board of Directors of Innsbruck in Aurora Homeowners Association, at a duly called and held meeting of the Board of Directors on _____, 2001

Innsbruck in Aurora Homeowners Association, a Colorado nonprofit Corporation,

By: _____
President

By: _____
Secretary