

**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.

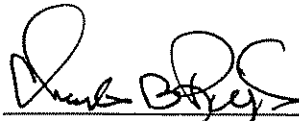
NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Association has adopted a Rule prohibiting the residents within the Innsbruck Community to park their vehicles, their family’s vehicles, their guests vehicles, or to place other items of personal property in front of the garage within the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