

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