

**RESOLUTION
OF THE BOARD OF DIRECTORS OF THE
AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION, INC.
REGARDING MAINTENANCE**

SUBJECT: Maintenance responsibility of storage area doors and garage pedestrian doors.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

**EFFECTIVE
DATE:** 12/1/17

RESOLUTION: The Association gives notice of the Board's resolution clarifying the Declaration's provisions regarding the maintenance responsibility for doors.

1. Historically, the Association has distinguished the storage area doors on the patios and the pedestrian doors in the garages from other doors for maintenance purposes.
2. Based on Article I, Section 1.4B of the Declaration and the condominium maps of the community, garages, storage areas, patios and exterior doors serving a single Unit even if located outside of the Unit are part of the Limited Common Elements.
3. Pursuant to Article XII, Sections 12.1A and B, each Unit Owner is responsible for the maintenance, repair and replacement of interior and exterior doors and for keeping Limited Common Elements in a state of good repair. Doors and garage doors are specifically exempted from the Association's maintenance responsibility in Article XII, Section 12.2.
4. The Declaration, in its references to doors, does not differentiate between Limited Common Elements doors or designate some as an Owner responsibility and others as an Association responsibility. Rather, the Declaration states that Owners are responsible for interior and exterior doors and the Association is expressly not responsible for doors.
5. Therefore, the Association will cease its historical practice of maintaining certain Limited Common Element doors. Owners are responsible for maintaining the storage area doors on the patios and the pedestrian doors in the garages, both Limited Common Elements, as they are responsible for the other exterior doors appurtenant to their Units.

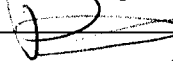
**PRESIDENT'S
AND
SECRETARY'S**

CERTIFICATION: The undersigned, respectively being the President and Secretary of the Autumn Heights Condominium Owners Association, Inc., 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 NOV 20, 2017, and in witness thereof, the undersigned have subscribed their names.

[Signatures on following page]

**AUTUMN HEIGHTS CONDOMINIUM OWNERS
ASSOCIATION, INC.,**

a Colorado non-profit corporation,

By: , President

ATTEST:

By: *Patricia A. Beatty*, Secretary