

**Autumn Heights Condominium Owners Association, Inc.,
Rule Regarding Water Intrusion**

Whereas, the Board of Directors (the “Board”) of the Autumn Heights Condominium Owners Association, Inc., a Colorado non-profit corporation (the “Association”) is empowered by Section 9.8 of Article IX of the Declaration for Autumn Heights Townhomes recorded at reception number 200141058 on November 21, 2000 and by the Colorado Common Interest Ownership Act (C.R.S. 38-33.3-302) to adopt and publish rules and regulations.

Whereas, the Association has received inquiries from owners regarding the responsibility for crawlspaces of condominium units located within the Association.

Whereas, Section 1.4B of Article 1 of the Declaration defines the crawlspaces as part of the Limited Common Elements.

Whereas, Section 7.7 of Article VII and Section 12.1B of Article XII of the Declaration state that Owners are responsible for maintaining the Limited Common Elements in good repair and a clean and sanitary condition. Owners are not responsible for structural repairs of Limited Common Elements.

Whereas, Section 7.3 of Article VII of the Declaration states no owner shall enter any crawlspaces without prior written approval of the Board or without the presence of an authorized representative of the Board or of the managing agent.

Whereas, the Board has determined that the removal of water from the Limited Common Element crawlspaces is part of keeping the crawlspace in a clean, sanitary condition and a good state of repair as required by the Declaration.

Now, Therefore, the Board has hereby adopted the following rules and regulations:

1. Each Owner shall be solely responsible for those repairs necessary to keep the crawlspace in a clean, sanitary condition and in a good state of repair, including removing any excess water that intrudes upon the crawlspace and protecting the crawlspace from any mold that may result from water intrusion or other causes. This repair shall include the repair or replacement of any sump pumps and/or French drains installed by the Owner or a previous Owner. Maintenance may further include the installation and maintenance of a water barrier or other means to prevent mold in the crawlspace.

2. The Board of Directors hereby gives each Owner written approval to enter the crawlspace appurtenant to his or her condominium unit for the purposes of inspecting for water intrusion, installing or maintaining a sump pump or French drain, or performing other maintenance on the crawlspace to ensure it is in a good state of repair. Owner shall not enter the crawlspace to perform any structural work without the prior written approval of the Board.

3. Prior to any installation of a French drain or sump pump, plans must be submitted and approved by the Board of Directors.

4. The Association shall not be responsible for water intrusion caused by ground water, nor for any mold resulting from such intrusion. If an Owner believes that any water intrusion is caused by the sprinkler system, any change in grade made by the Association or by some other action for which the Association is responsible, the Owner shall notify the Association as soon as possible.

Adopted by the Board of Directors of Autumn Heights Condominium Owners Association, Inc., on ~~April 23, 2009~~, to be effective on May 5, 2009

Autumn Heights Condominium Owners Association, Inc.,
a Colorado non-profit corporation

By: 