

**PARTIAL MINUTES OF THE JULY 24, 2017
MEETING OF THE BOARD OF DIRECTORS OF
STONE CREEK VILLAGE CONDOMINIUM ASSOCIATION**

A meeting of the Stone Creek Village Condominium Association (“Association”) Board of Directors commenced at 5:00 p.m. on July 24, 2017 at Eagle Run Panera Bread. Those present were Fred Scarpello, Christina Wildhagen, Michelle Babbitt, and Bill Thompson which constituted a quorum.

The following resolution was moved and seconded, and put forward for vote:

Whereas, the Association’s Declaration and Master Deed recorded on June 8, 2006 as Instrument No. 2006064045 in records of the Douglas County Register of Deeds as amended (the “Declaration”), provides for the enforcement of the Declaration’s terms by the Association;

Whereas, Section 8.4 of the Declaration provides “No offensive or unsightly appearance shall be maintained or allowed to exist on those portions of any Unit visible from the exterior of the Condominium or Common Areas i.e. halls, etc.” and “All equipment, garbage cans, and storage areas shall be kept in a manner so as to conceal them from view of neighboring Units and streets”;

Whereas, Section 8.6 of the Declaration provides “The Association shall have the right to require all Owners to place trash and garbage in containers located in areas designated by the Association”; and

Whereas, the Board desires that specific rules be implemented for the placement of garbage and removal of garbage containers from public view outside of collection, and fines for lack of compliance, IT IS

RESOLVED, all garbage containers, recycle bins, and other waste materials shall be stored inside the garage of each Unit except within the 24-hour period preceding and subsequent to regularly scheduled collection times at which times they may be placed on the curb for pickup.

RESOLVED, when placed on the curb for pickup garbage containers must always be covered with a lid that seals the garbage container.

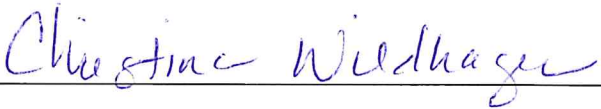
RESOLVED, that first and second violations of this policy shall result in a citation without a fine, and the Unit owner will receive notice of this citation by a sticker placed on the offending garbage container and/or oral communication with the present occupant of the Unit.

RESOLVED, that third and subsequent violations of this policy shall result in a \$50 assessment against the Unit owner, notice of which assessment will be by sticker placed on the offending garbage can and by an invoice mailed to the Unit owner. If the assessment is not paid

in full within 30 days of the date of the invoice, the Association may file and enforce a lien against the applicable Unit as provided in Sections 10.8 and 10.9 of the Declaration.

RESOLVED, that this resolution shall take effect five days after the Association mails to Unit owners a letter notifying Unit owners of this resolution and the potential fine therein.

The resolution passed and was adopted by a 4-0 or unanimous vote.



Christina Wildhagen, Secretary of the
Association