

RESOLUTION
OF
THE WINDSONG CONDOMINIUMS ASSOCIATION, INC.

SUBJECT: Removal of Pet Waste

PURPOSE: To provide notice of the Association's adoption of a Resolution clarifying in the Rules and Regulations the intent regarding the timeliness for removal of pet waste

AUTHORITY: The Bylaws, Article V, Section 3.

DATE: September 19, 2011

NOTICE: The Board of Directors adopts the following Resolution:

WHEREAS, Article V, Section 1 of the Bylaws states:

The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of a first class residential Condominium Project. The Board of directors may do all such acts and things as are not prohibited by law, the Articles, these Bylaws or the project Declaration.

WHEREAS, Section 5.04 (a) the Board of Directors shall be empowered and shall have the duties to administer and enforce covenants, restrictions, conditions, easements, uses, limitations, obligations and other provisions affecting the Property as set forth in the Declaration, the Articles of Incorporation and the Bylaws;

WHEREAS, there exists language in several sections of the Rules and Regulations regarding the removal of pet waste that are contradicting;

THEREFORE, the Board of Directors has resolved to adopt changes to the language in the following Sections of the Rules and Regulations;

Nuisances

B. No odor shall be emitted on any part of the Windsong Community of which is noxious or offensive to others.

Pets

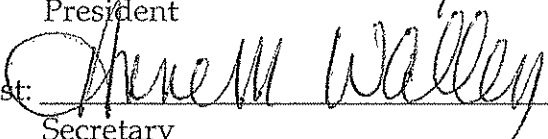
D. Each pet owner when accompanied by their pet in a Common area, a Limited Common Area, or if the pet is unaccompanied in a patio area, shall pick-up their pet's excrement immediately, each and every time, and dispose it by bagging the waste and putting it into a trash receptacle with a lid or a dumpster.

CERTIFICATION: The undersigned, respectively being the President and Secretary of the Windsong Condominium 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 July 20, 2011, and in witness thereof, the undersigned have subscribed their names.

THE WINDSONG CONDOMINIUMS ASSOCIATION, INC.

A Colorado nonprofit corporation,

By: 
President

Attest: 
Secretary