

# **HORIZON HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

**A Utah Non-Profit Corporation**

## **RESOLUTION OF THE BOARD OF DIRECTORS**

### **RESOLUTION NUMBER 5**

#### **COMMON AREA STORAGE**

WHEREAS, pursuant to Article 5, Section 5.11 of the Declaration, the Board of Directors may adopt, amend, repeal, enforce, and administer reasonable Rules for the regulation and operation of the Condominium Project. The Rules may address any issues including those addressed in this Declaration and the Bylaws. The Rules may supplement, clarify, and add detail to issues otherwise addressed in this Declaration and the Bylaws so long as they do not contradict the same. The Board of Directors determination as to whether a particular activity being conducted or to be conducted violates or will violate the Rules shall be conclusive.

WHEREAS, pursuant to Article IV of the Bylaws of Horizon Heights Condominiums Owners Association., the Project and the affairs and business of the Association shall be managed by the Board of Directors. The Board of Directors may exercise business judgment and all of the powers of the Association, whether derived from the Declaration, these Bylaws, the Articles, or the Acts except such powers that the Declaration, these Bylaws, the Articles, and the Acts vest solely in the Owners.

WHEREAS, pursuant to Article VIII of the Bylaws of Horizon Heights Condominiums Owners Association, Inc., the Board of Directors shall have the authority to adopt and establish by resolution such Project management and operational Rules as it may deem necessary for the maintenance, operation, management, and control of the Project.

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WHEREAS, Article 4, Section 4.3(c) of the Declaration states, The Board of Directors shall determine, in its sole discretion, the appropriate standards to be used for the maintenance of the Common Area and Limited Common Area, so long as the Association is maintained in the best interests of the Owners.

WHEREAS, Association members should never leave any of their personal belongings in common areas. Whether it's a bike attached to a railing or a bushel of children's toys scattered across a lawn, having these items in the common areas is not only an eyesore, hazardous to other members of the community, possible fire code violation, but could cause insurance rates to go up.

NOW, THEREFORE, BE IT RESOLVED that owners are responsible for storing all of their property in their units or in assigned garages. To ensure the safety of all residents and maintain the appearance of common areas, all items left in common areas will be disposed of without notice by the association.

**HORIZON HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

**RESOLUTION ACTION RECORD**

Resolution Type: (**Policy**) No. 5

Pertaining to: Common Area Storage- Owners are responsible for storing all their property in their units or assigned garages

Duly adopted at a meeting of the Board of Directors held: January 15, 2019

Motion by: Neil Boyd    Seconded by: Joe Cochran

**VOTE:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<u>Neil Boyd (President)</u>	<u>  ✓  </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>Joe Cochran (Vice-President)</u>	<u>  ✓  </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>Jack Tracy (Treasurer)</u>	<u>  ✓  </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>Dornn Harris (Secretary)</u>	<u>  ✓  </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>Natasha Schiffman (Director)</u>	<u>  ✓  </u>	<u>      </u>	<u>      </u>	<u>      </u>

**ATTEST:**

Secretary Signature: *Dornn Harris*

Date: Jan 15, 2019

Resolution Effective Date: January 15, 2019