

**RESOLUTION
OF
STEPPING STONES WEST CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC.**

SUBJECT: Adoption of Rules Regarding Fire Protection

AUTHORITY: The Condominium Declaration of Stepping Stones West
Condominiums and Colorado law.

DATE: 9/25/09

NOTICE: The Board of Managers adopts the following Resolution:

WHEREAS, Section 11 of the Declaration states, in part:

...The Association may adopt rules and regulations governing the use of general and limited common elements, but such rules shall be uniform and nondiscriminatory. Each Owner, by acceptance of his deed or other instrument of conveyance or assignment, agrees to be bound by the existing and thereafter adopted rules and regulations....

WHEREAS, Section 34(e) of the Declaration states:

No nuisance shall be allowed on the Condominium Project, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment or possession and proper use of the Project by its residents. All parts of the Project shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage be allowed to accumulate nor any fire hazard to exist.

WHEREAS, Section 34(m) of the Declaration states:

Additional and supplemental rules and regulations may be adopted by the Board of Managers concerning and governing the use of the general and limited common elements; provided, however, that such rules and regulations shall be furnished to Owners prior to the time that they become effective and that such rules and regulations shall be uniform and nondiscriminatory except to the extent the Board has discretionary rights specifically given to it in this Declaration.

THEREFORE, the Board of Directors has resolved to adopt the following rules and regulations:

1. Smoking is prohibited on all General Common Elements, including but not limited to grass and landscaped areas, sidewalks, and driveways.

2. Smoking is permitted on the deck which is a Limited Common Element to the Unit pursuant to the following:

a. Cigarettes and cigars must be put out in an ash tray or other suitable container. The ash tray or container must have sand or water in it. Ashes may not be dropped on the deck or over the side of the deck.

b. All butts are immediately to be disposed of properly inside the Unit. Butts shall not be left on the deck or thrown off the deck. Not only are used cigarette and cigar butts unsightly, but our community is subject to strong winds which can blow the butts into other areas.

3. Gas grills may be used on the deck, provided that a working fire extinguisher is kept next to the grill while the grill is in use. The grill must be reasonably attended while in use. All other grills, including charcoal grills and hibachis, are prohibited.

4. Tiki torches and any other open flame devices are prohibited on Limited Common Elements and General Common Elements. A citronella candle which is fully contained within a metal or glass container no larger than 4" x 4" may be used on a deck while the resident is present on the deck.

5. No resident shall store any explosives, or any flammable, noxious, corrosive, hazardous or pollutant materials that would cause a fire danger, provided that a resident may keep a reasonable amount of normal household cleaners and items inside the Unit.

6. The discharge of firearms and the use of fireworks (including sparklers) are prohibited.

7. These rules and regulations shall be enforced pursuant to the procedure set forth in the Association's Covenant and Rule Enforcement Policy adopted 1/1/06, provided that the fines for a violation of any of these rules are as follows:

First violation:	Courtesy reminder letter
Second violation:	\$100
Third and subsequent violations:	\$500

8. These rules and regulations shall be effective five (5) days after the date they are sent to Owners.

CERTIFICATION: The undersigned, respectively being the President and Secretary of Stepping Stones West Condominiums Homeowners Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers of the Association on 9/23/09, and in witness thereof, the undersigned have subscribed their names.

STEPPING STONES WEST
CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC., a Colorado
nonprofit corporation,

By: 
President

ATTEST:

By: 
Secretary