

RESOLUTION OF THE  
WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC. REGARDING the  
CENTRAL COMMON AREA

**SUBJECT:** Rules and Regulations, adopted by the Board of Directors on June 7, 2007 are amended as follows:

**PURPOSE:** To clarify and bring current Central Common Area rules and regulations.

**AUTHORITY:** A vote of the Board of Directors on September 13, 2017.

**RESOLUTION:** The Woodbridge Townhome Owners Association, Inc. hereby adopts the following clarifying amendment to the Rules and Regulations dated June 7, 2007.

The common area in the center of the property is designed for the pleasure and enjoyment of residents and guests. The common area may be used between the hours of 9:00 a.m. and 9:00 p.m. No excessive noise or bad language is allowed. Residents and guests who use the area are responsible for cleanup. Toys must not be left in the common area. No glass is allowed in the common area.

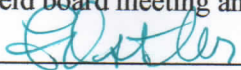
The WATERFALL feature is not intended nor is it suitable for a playground. Residents are responsible for educating their guests on this issue. For safety and liability reasons, no playing in the water, no climbing on the rocks or throwing of rocks is permitted. Putting dirt or other foreign matter into the water stream risks damage to the pumps. The water in the waterfall is chemically treated and should not be swallowed.

No bicycles, skateboards, scooters or rollerblades are permitted on the two bridges leading into the waterfall feature or on the sidewalk, patio & deck located inside the bridges.

Owners will first be notified by our Management Company of any infractions to the above rules. If there is no compliance, fines will then be assessed to the Owner. Any damage caused to the waterfall, bridges, sidewalks or deck by an Owner, family member, tenant, guest or pets will be repaired by the Association and charged to the Owner. The Owner will be provided an itemized invoice of the nature and cost of the damage and shall be responsible for paying the invoice within thirty (30) days. The cost of any such repairs will become an assessment to which the owner and owner's lot are subject.

**PRESIDENT'S CERTIFICATION:**

The undersigned, the President of the Woodbridge Townhome Owners Association, Inc., certifies that the foregoing Resolution was approved and adopted by the Board of Directors on Sept 13, 2017 at a duly called and held board meeting and in witness thereof, the undersigned has subscribed his/her name

  
\_\_\_\_\_, Vice President

Woodbridge Townhome Owners Association, Inc.  
A Colorado non-profit corporation

By: The Woodbridge Homeowner's Association Board of Directors