

VILLAS AT PROSPECT POINT CONDOMINIUM ASSOCIATION
Crawl Space Policy

This Policy of the Villas at Prospect Point Condominium Association (“Association”) is entered into this 20th day of June, 2008, by the Officers of the Association at the direction of the Executive Board (“Board”).

W I T N E S S E T H:

WHEREAS, Article VI, Section 6.4 of the By-Laws states that:

“Additional Powers and Responsibilities. In addition to its general powers, the Board of Directors shall have the authority and the responsibility, acting through the Association’s officers (subject to any and all limitations upon such powers as set forth in the articles of incorporation or the Act):

9b) to establish, make, amend and enforce compliance with such reasonable rules and regulations as may be necessary or advisable for the operation, use and occupancy of the Premises and for the operation and use of the Common Elements. Such rules and regulations may be adopted and amended by a majority of the directors in attendance at any meeting where aquorum of the Board is present.”

WHEREAS, this Board desires to properly and consistently manage unit crawl spaces as a common element .

NOW, THEREFORE, the following guidelines have been established

- Water in a crawl space is a problem, and the Association should take the necessary steps to alleviate the **water** in the crawl space.
- Mold in a crawl space is not a problem, as no one lives in a crawl space.
- Mold in a unit (regardless of source) can be a problem, as people live there, but testing for mold in a unit is the responsibility of the individual owner, and the expense for such must be borne by the individual owner.
- If an owner verifies an unhealthy level of mold present in their unit, and suspects the source is the crawl space, then and only then are we to expend funds on testing or remediation for mold in the crawl space

IN WITNESS WHEREOF, this Resolution was signed at Dillon, Colorado, on the day and year first above written by the duly authorized Officers of the Association.

VILLAS AT PROSPECT POINT
CONDOMINIUM ASSOCIATION

By: _____ Rob Bullard _____
President