

**RESOLUTION  
OF THE BOARD OF DIRECTORS OF  
TORREY PINES AT HEATHER RIDGE CONDOMINIUM ASSOCIATION, INC.**

RECITALS:

1. Torrey Pines at Heather Ridge Condominium Association, Inc. ("Torrey Pines") is a Colorado nonprofit corporation created to administer the Common Elements within the Torrey Pines community.
2. Section 2(d) of the Condominium Declaration ("Declaration") defines the central services such as hot water and heat as General Common Elements. As such the boiler and appurtenant equipment are properly defined as Common Elements.
3. Section 11 of the Declaration authorizes the association to adopt rules and regulations governing the use of the General and Limited Common Elements provided the rules are uniform and non-discriminatory; further that an Owner by acceptance of a deed agrees to be bound by the rules and regulations.
4. The Association has incurred significant expenses as a result of members and/or their contractors shutting the boiler down and making unapproved adjustments to the boiler and the appurtenant equipment.
5. The Association has been told that improper adjustments to the boiler equipment can result in health and safety concerns for all residents in the Condominium Building.

RESOLVED the Board of Directors for Torrey Pines adopts this rule that prohibits any member, tenant, family member, their agents, contractors, or employee to enter the boiler room or tamper, change, shutoff, close down or otherwise adjust the Boiler or its related equipment without prior written approval of the Board of Directors. In the event of an emergency involving the Boiler equipment members are directed to contact the Property Manager who will dispatch the Association's Boiler contractor.

ADOPTED this 15 day of November 2001.

*Charlotte A. Mitchell*  
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Director *Secretary Treasurer*

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Director

RESOLUTION  
OF THE BOARD OF DIRECTORS  
Continued

James Schneider  
Director

Manjiv D. Patel Vice Pres.  
Director

Eva Walker  
Director

Diana Y. Crews Member  
Director

John J. Kermuz, President  
Director