

RESOLUTION OF BOARD OF DIRECTORS OF
THE CHATEAU ROARING FORK CONDOMINIUM ASSOCIATION

Pursuant to the Colorado Revised Nonprofit Corporation Act, C.R.S. § 7-121-101 et seq., the undersigned being all of the directors of the Chateau Roaring Fork Condominium Association, Inc., (the "Association") hereby consent to the following resolutions, as and for their unanimous act and the act of the Association, as provided in and in accordance with the Colorado Revised Nonprofit Corporation Act.

RESOLVED, that paragraph 7 of Article IX of the bylaws of the Association shall be revised to indicate that all notices to the Association and the Board of Directors shall now be sent to Spalding Properties at P.O. Box 49, Aspen, Colorado 81612;

RESOLVED, that the following new paragraphs shall be incorporated within Article IX of the bylaws of the Association:

i. Abatement and Enjoinment of Violations by Unit Owners. The violation of the Declaration, these Bylaws or any of the rules and regulations adopted by the Board of Directors shall give the Board of Directors or the Managing Agent the right, after notice and an opportunity for a hearing, except in case of an emergency, in addition to any other rights set forth in these Bylaws or the Association's Rules and Regulations:

(1) To enter the Unit or limited common element in which, or as to which, the violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, thing or condition (except for additions or alterations of a permanent nature that may exist in that Unit) that is existing and creating a danger to the common elements contrary to the intent and meaning of the provisions of the regulations. The Board of Directors shall not be deemed liable for any manner of trespass by this action; and

(2) To enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuation of any breach.

ii. Fine for Violation. Following notice and an opportunity for a hearing, the Board of Directors or the managing agent may levy a fine of up to Fifty Dollars (\$50.00) per day for each day that a violation of the Declaration, Bylaws or rules persists, but this amount shall not exceed that amount necessary to insure compliance with the rule or order of the Board of Directors. If a second violation of a same or similar nature is committed by the same unit owner within one (1) year, the daily fine may be increased to One Hundred Dollars (\$100.00) per day. Upon a third or subsequent violation within one (1) year, the fine may be increased to Two Hundred Fifty Dollars (\$250.00) per day.



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iii. Use of Common Areas. The balconies, hallways and other common areas are for the use of all owners and tenants. No personal belongings of any type other than skis are allowed to be stored there. No items of personal property are to be stored outside the condominium. The management company has the authority to remove any personal articles stored in the common areas and to charge an owner or tenant for the labor of removal and for storage. Barbecues have been provided in the recreation area.

iv. Quiet Hours. Quiet hours are from 10:00 p.m. to 9:00 a.m. daily. All radios, televisions, stereos, etc. are to be kept at a low sound level so that other tenants are not disturbed.

v. Pets. Owners only may have one dog or cat per unit. Owner must sign a pet registration form and acknowledgment of the Associations' Pet Policies at registration.

(1) Owners must clean up excrement of their pets.

(2) Pets must be on a leash at all times.

(3) No pets allowed inside the fenced pool or the amenity buildings.

(4) Barking, noise, and unruly behavior are forbidden at all times.

(5) Pets cannot be left unattended in common areas.

vi. Trash. Trash containers are provided and no trash is to be left outside the apartment or in the common areas. Any refuse, litter, etc. left outside will be collected by the management company and the tenant or owner responsible will be charged directly for this service.

vii. Fireplace Ashes. Ashes must be deposited only in receptacles specifically provided for them and, because of the danger of fire, NOT in regular trash containers.

viii. Parking. No condominium is allowed more than one parking space. No vehicles will be left in the parking lot unless the tenant or owner is in-house. The management company has the authority to issue parking permits, and have other additional vehicles towed away at the owners or tenant's expense. No trailers or oversize vehicles are allowed. No more than 1 parking space will be issued during the ski and summer seasons. Owners must get a permit for additional parking during approved construction months. A nominal fee will be charged for a permit.

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ix. Liability. Owners and tenants are strictly responsible and financially liable for their own actions, the actions of their children and actions of their guests.

x. Construction Rules. For the benefit and quiet enjoyment of all owners and guests, construction which affects any other guests or owners or involves the use of the common areas in any way may not be undertaken during the following months: December, January, February, March, July, and August. During other months, permissible hours of construction activity are from 8:00 a.m. to 5:00 p.m., only. No construction dumpsters will be approved and none may be left within the common areas (other than the Association's trash dumpsters) from December 1st through March 31st or from July 1st through August 31st of any year. Owners must obtain a permit from the Association for dumpsters to be used during permissible construction months. A nominal fee will be charged for each such permit.

RECREATION AREA RULES AND REGULATIONS

Use of the Facility and Area. The use of the conference facility and pools/saunas, etc. are for the exclusive enjoyment of the owners, owners' guests and paying tenants of Chateau Eau Claire and Chateau Roaring Fork. Tenants and guests are not allowed to bring guests. Special approval to use the area can be granted by the Recreational Committee appointed by the Chateau Roaring Fork and Chateau Eau Claire Boards of Directors and/or the managing agent. Such approval by the managing agent requires that the Boards of Directors are informed in writing of such approval. This area is closely supervised and all unauthorized trespassers will be asked to leave.

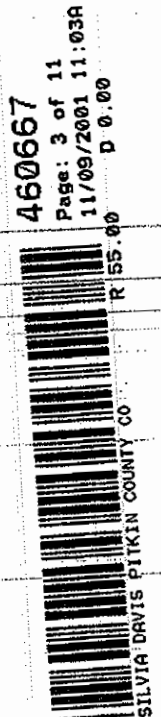
Barbeques. Barbeque carts have been provided by the Associations, and all outdoor cooking must be confined to this area on a first come, first serve basis.

Swimming Attire. Swimmers and sunbathers must be clothed at all times. No nude bathing or swimming.

Operating Hours. Operating hours are from 9:00 a.m. to 10:00 p.m., daily. Special permission to extend these hours for conferences/ parties can be granted in advance by the Recreation Committee or managing agent.

Noise Levels. All audio and video equipment are to be kept at a low sound level so that other guests are not disturbed. Prolonged, loud yelling or other annoying vocal gestures are prohibited when they become a disturbance to other guests using the area.

Parking. Parking in the Chateau Roaring Fork/Chateau Eau Claire parking lots is strictly for the use of paying guests/owners of these complexes. When conferences



are held, all attendees not staying at the Chateau Eau Claire or Chateau Roaring Fork complexes must park outside these parking lots.

Glassware. No glass containers of any type are allowed in or around the pool and deck areas. Plastic containers should be used for consuming any beverages in this area.

Health Information. Several warning signs are provided in the area to inform you of the health risks when using the saunas and jacuzzi spas. If you are under medication, consuming alcoholic beverages or in poor health, please remember to read these signs carefully and consult your physician if you have any questions.

Liabilities. Owners and tenants are strictly responsible and financially liable for their own actions, the actions of their children, and the actions of their guests.

Diving. Diving and jumping/running into the pools is strictly prohibited. Pools are shallow and injury could occur if this rule is not observed.

Bicycles. No bicycles are not be placed or brought into the area. All bicycles are to be left in the bicycle racks provided in the Chateau Roaring Fork parking lot.

Pets. No pets/animals are allowed in the area.

Lifeguards. No lifeguards are provided in this area at any time. Swimming is at the risk of the participants. Children under the age of 12 years old are prohibited to swim or use the area without adult supervision.

RESOLVED, that the Secretary be directed to prepare a set of revised bylaws which incorporates all of the above revisions and additions, which shall then be executed by the chairman of the board. Thereafter, the managing agent shall be directed to send all homeowners a copy of the duly revised bylaws as promptly as possible;

and

RESOLVED, that these Resolutions be inserted in the Association's minute book.

The undersigned have executed these Resolutions as of January __, 2001.

Signed by the Bd

Signatures on file

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**RESOLUTION OF BOARD OF DIRECTORS OF
THE CHATEAU ROARING FORK CONDOMINIUM ASSOCIATION**

Pursuant to the Colorado Revised Nonprofit Corporation Act, C.R.S. § 7-121-101 et seq., the undersigned being all of the directors of the Chateau Roaring Fork Condominium Association, Inc., (the "Association") hereby consent to the following resolutions, as and for their unanimous act and the act of the Association, as provided in and in accordance with the Colorado Revised Nonprofit Corporation Act.

Whereas, certain condominium unit owners, their invitees, and renters have abused their privileges in how they and their friends use the Recreation/Pool Area ("Pool Area"); and

Whereas, management and Owners have had prior difficulties in enforcing the Rules and Regulations relating to the use of the Pool Area by non-"Owners"; and

Whereas, the "Recreation Area Rules and Regulations" recorded in the books and records of the Pitkin County Clerk and Recorder under Reception No. 460667 on November 9, 2001 (the "Old Regulations") do not adequately address this problem.

RESOLVED, that paragraph 7 of Article IX of the bylaws of the Association shall be revised to indicate that all notices to the Association and the Board of Directors shall now be sent c/o ResortQuest, 720 E. Hyman Avenue, Aspen, Colorado 81611;

RESOLVED, that the preliminary paragraph of the Recreation Area Rules and Regulations incorporated within Article IX of the bylaws of the Association shall be revised as follows:

RECREATION AREA RULES AND REGULATIONS

i. Use of the Facility and Area. The use of the conference facility and pools/saunas, etc. are for the exclusive enjoyment of the owners, owners' guests and paying tenants of Chateau Eau Claire and Chateau Roaring Fork who are currently in residence at one or the other condominium complex. Guests are not allowed to bring other guests. Special approval to use the area can be granted by the Recreational Committee appointed by the Chateau Roaring Fork and Chateau Eau Claire Boards of Directors and/or the managing agent. This area is closely supervised and all unauthorized trespassers will be asked to leave.

ii. For purposes of this Resolution only, "Owners" are owners of condominium units at the Chateau Roaring Fork or Chateau Eau Claire condominiums, and any tenant or invitee who is residing in a Chateau Roaring Fork or Chateau Eau Claire condominium unit (a "Unit") at the time of the Pool Area usage in question. "Guests" are persons who are not residing in a Unit who have been invited to use the Recreation Area by an Owner.

iii. The only persons authorized to use the Pool Area are Owners (as defined in paragraph ii above), and a maximum of two (2) invited guests per Unit. By way of example and not limitation, if there are six (6) people residing in a Unit at any given time, together they may authorize a total of not more than two (2) Guests to the Pool Area at the same time.

iv. No Guest may use the Pool Area at any time that the Owner who invited the Guest is not physically present on the premises of the Chateau Roaring Fork or Chateau Eau Claire condominiums at the time of the Guest's Pool Area usage.

v. No Guest may use the Pool Area more than four (4) times in any given season, *i.e.* winter or summer.

vi. In the event that an Owner wishes to invite more than two (2) Guests at any time, the Owner may seek permission from the Managing Agent to have more than two (2) Guests at the Pool Area at a given time.

vii. The Managing Agent, in its sole discretion, may authorize Owners to have additional Guests. The decision of the Managing Agent shall be final as to whether to allow additional Guests or not.

viii. In the event that a Guest or other person not permitted by these rules to be in the Pool Area remains in the Pool Area after being asked by the Managing Agent to leave, the Managing Agent is authorized and directed to contact the Aspen Police Department and to pursue appropriate trespass and/or other applicable charges against the violating party.

ix. In the event that more than two (2) Guests are using the Pool Area at any given time, or a Guest uses the Pool Area more than four (4) times in a season, the Owner who invited the Guest in violation of these rules shall be assessed an additional condominium usage fee of \$50.00 per each violating user, on each occasion that this occurs. The \$50.00 usage fees shall be treated as additional "Condominium Dues" by the Association, and when collected shall be applied to the Recreation Area budget. In the event that an Owner does not pay the usage fee after being assessed the same and the Association takes legal action to collect it, the Owner shall, in addition to the \$50.00 usage fee, also pay all legal fees incurred by the Association in collecting the fee. By way of example and not limitation, should Owner X violate this policy by having five (5) Guests on one occasion and four (4) Guests on another occasion, Owner X will be assessed a usage fee of \$250.00. Should Owner X refuse to pay this fee requiring the Association to bring a collection of the usage fee, Owner X in addition will also be liable for all of the Association's legal fees and costs of suit.

x. Other than as specifically modified herein the Old Regulations remain in full force and effect, supplemented by this Resolution. To the extent of any conflict in the terms between this Resolution and the Old Regulations, this Resolution shall control.

RESOLVED, that the Secretary be directed to prepare a set of revised bylaws which incorporates all of the above revisions and additions, which shall then be executed by the chairman of the board. Thereafter, the managing agent shall be directed to send all homeowners a copy of the duly revised bylaws as promptly as possible;