

**RESOLUTION OF THE BOARD OF DIRECTORS OF
STAR POINT CONDOMINIUM ASSOCIATION, INC.**

RELATING TO THE BAN OF ALL OPEN FLAME DEVICES

WHEREAS, the Condominium Declaration for Star Point Condominiums ("Declaration") is duly recorded in the real property records of the County of Adams, Colorado; and

WHEREAS, the Declaration contains covenants and restrictions that bind the property subject to the Declaration and the owners of such property; and

WHEREAS, Article VIII of the Declaration defines the specific insurance requirements for both owners in the community and the Association; and

WHEREAS, the Association deems that restrictions on open flame devices both inside and outside of units in the community is necessary to ensure the safety of its residents and to ensure that it obtains reasonable rates of insurance; and

WHEREAS, in accordance with The International Fire Code, the Association's insurance carrier is prohibiting the use of wood burning fireplaces within units in the community;

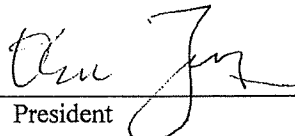
NOW THEREFORE, the Association, by and through its Board of Directors, hereby adopts the following restrictions on open flame devices in this community effective this 22nd day of June, 2023:

1. Open Flame Devices. The use of any open flame devices including, but not limited to, BBQ grills and smokers or wood burning fireplaces and further located either inside or outside of a unit or on the common elements, is expressly prohibited effective immediately.

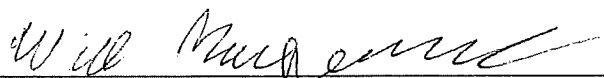
In the event that an owner, occupant, licensee, invitee, guest, or tenant (collectively 'Owner') fails to comply with the restriction above and an open flame device utilized by an Owner causes damage not covered by insurance (i.e. denial of coverage under an insurance policy, insurance deductibles and other expenses incurred and not fully covered by a policy of insurance), the responsible Owner shall be liable for all said expenses and payable on demand. Additionally, any violation of the open flame ban shall also subject an Owner to reasonable fines given the public safety and health threat to the community.

The undersigned hereby certify that the foregoing Resolution was adopted in accordance with the Association's Procedure for Adoption of Policies, Procedures, Rules, Regulations, or Guidelines at the meeting of the Board of Directors of the Association conducted on the 22nd day of June, 2023,

Star Point Condominium Association, Inc.

By: 
President

Attested:


Secretary

Vice Michael Black