

Resolution #10 Establishing the Executive Board's Interpretation of Unit Boundaries (Amended 2/16/2015)

WHEREAS, under the Declaration, Article XXV, Section 25.2, the Executive Board is empowered to administer to the affairs of the Association; and

WHEREAS the Declaration, Article IV, Section 4.3 provides a very complex description of unit boundaries; and

WHEREAS the Executive Board is required to occasionally make decisions that require a clear understanding of the separation between Unit Owner and Association responsibilities; and

WHEREAS a simplified explanation of unit boundaries may be easier for the Owners to visualize the aspects of the building structure for which they are responsible;

THEREFORE, BE IT RESOLVED that the Executive Board interprets the unit boundaries defined in the Declaration in the following manner. As this interpretation is intended to be entirely consistent with the Declaration, the language in the Declaration remains the controlling document in the case of any disagreement resulting from the use of this interpretation:

A unit includes the space and improvements lying within these boundaries:

- The upper surface of the concrete basement floor or the garage floor
- The interior surface of the concrete foundation walls
- The uncoated interior surface of the exterior walls
- The uncoated interior surface of exterior doors
- The uncoated interior surface of windows
- The uncoated interior surface of the garage door
- The plane formed by the uppermost surface of the ceiling joists on the uppermost level of the unit
- The vertical plane formed by the centerline of the partitions between adjoining units

Finishes on all interior surfaces (walls, ceilings, windows, trim and doors) are part of the unit. All of the garage door interior operating mechanism (except for door hinges - exclusive of rollers) is part of the unit.

Also included in a unit are any pipes, wires, ducts and conduits located in the exterior walls that service only the unit. Such components passing through the unit to service other units are common elements.

All aspects of the building structure not included in the above description are common elements.

A copy of this resolution shall be provided to all Unit Owners.

This resolution is effective on October 5, 2009.

Adopted by vote of the Executive Board on October 5, 2009.

Amended by vote of the Executive Board on February 16, 2015.

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President, Mark Abrahamson

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Secretary, Howard Pitkin