

**RESOLUTION OF
RIVERWALK AT EDWARDS PROPERTY OWNERS ASSOCIATION, INC.
REGARDING DISTRIBUTION OF NEWSPAPERS, ADVERTISING AND
OTHER PUBLISHED MATERIALS**

SUBJECT: Adoption of a policy and procedure (“Policy”) regarding distribution of newspapers, advertising and other published materials (collectively referred to as “Publications”) in the Riverwalk at Edwards community.

PURPOSE: To establish a requirement that requires distribution of Publications in the designated media boxes only, in order to prevent unnecessary cluttering of the streets and sidewalks.

AUTHORITY: The Declaration, Bylaws, and Articles of Incorporation of the Riverwalk at Edwards Property Owners Association, Inc., and Colorado law.

EFFECTIVE DATE: _____

RESOLUTION:

WHEREAS, the Association has an obligation to maintain and protect the property within the Riverwalk at Edwards Property Association, Inc. community (“Community”), particularly the Common Areas; and

WHEREAS, the Association has had problems with newspapers, flyers and other such advertising material cluttering the Common Area sidewalks and the Association streets when deposited directly outside the individual first floor commercial Condominium Units.

WHEREAS, Colorado law and the governing documents allow the Board of Directors to adopt rules, regulations and procedures regarding use of the Common Areas, as set forth in Article III, Section 3.4, and Article II, Section 2.30, of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Riverwalk at Edwards (“Declaration”).

WHEREAS, to minimize the clutter, the Board of Directors has determined that all Publications must be distributed via the media boxes located throughout the Community (“Media Boxes”), as set forth in Exhibit A attached. Exhibit A may be amended from time to time by the Board to add, remove, or change locations of the Media Boxes.

NOW, THEREFORE, BE IT RESOLVED:

1. Use of Media Boxes. Subject to the exception in Section 4 below, any owner, tenant, occupant or visitor of a Condominium Unit within the Community, who wishes to distribute Publications in the Community, must leave such Publications in any of the designated Media Boxes the Association has made available for such purpose. The general locations of the Media Boxes are shown on the attached Exhibit A. The Board may amend Exhibit A from time to time to add, remove, or change locations of the Media Boxes.
2. Charge for Use of Media Boxes. Anyone who wishes to distribute Publications through use of the Media Boxes must pay a charge for such rental and use to the Association. The Association must be contacted for payment and rental arrangements prior to using the Media Boxes.
3. Prohibition. Publications may not be deposited on: (i) the Common Area sidewalks or walkways located outside the first floor commercial Condominium Units, (ii) anywhere on the outside portion of a Building, or (iii) on any other portion of the Common Areas, other than the Media Boxes.
4. Depositing Publications in the Interior of the Units. Publications may be deposited on the interior of commercial Condominium Units, but only with permission of the owner of such Unit.
5. Violation. In the event an owner, occupant, tenant or visitor of a Condominium Unit deposits Publications on the Common Area in any place other than the designated Media Boxes, or fails to make rental/payment arrangements prior to using the Media Boxes, the Board of Directors or the Association's agent may remove such Publications and discard in any manner that he/she deems fit. Continued distribution of Publications on the Common Area in violation of this Policy shall be deemed a nuisance under Article 13, Section 13.2 of the Declaration, and shall subject the owner to fines, after notice and opportunity for a hearing and in compliance with the Association's enforcement and fine policy, in addition to any other remedy available under the governing documents of the Association or pursuant to Colorado law.
6. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
7. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
8. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

9. Amendment. The Board may amend this Policy from time to time.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Riverwalk at Edwards Property Owners Association, Inc., certifies that the foregoing Policy was adopted by the Board of Directors of the Association on _____ and in witness thereof, the undersigned has subscribed his/her name.

President

EXHIBIT A
LOCATIONS OF MEDIA BOXES