

AIX LA CHAPELLE CONDOMINIUM ASSOCIATION, INC.
RESOLUTION OF THE MANAGEMENT COMMITTEE
BALCONIES

WHEREAS, the Management Committee for Aix La Chapelle Condominium Association, Inc. ("Association") is empowered to manage and administer the affairs of the Association;

WHEREAS, the Declaration and Bylaws state that the Management Committee shall have authority to promulgate and enforce such reasonable rules, regulations, and procedures as may be necessary or desirable for the maintenance, operation, management and control of the Association and to aid the Association in carrying out any of its functions or to ensure that the property is maintained and used in a manner consistent with the interests of the owners;

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Bylaws for Aix La Chapelle Condominium ("Declaration") Section 4 states that each unit owner shall at its own cost, keep their unit's limited common area- designed for exclusive use in connection with that unit, in a clean, sanitary and attractive condition at all times.

WHEREAS, the Utah Condominium Act §57-8-7(7)(b) a unit owner is responsible for the maintenance, repair, and replacement of the unit owner's unit;

WHEREAS, the Utah Condominium Act §57-8-7.2(4)(g) Subject to Subsection (3), the following within the boundaries of a unit are part of the unit; (g) Balcony

WHEREAS, the Management Committee believes it is the best interest of the Association to create a rule clarifying the use requirements and limitations of Balconies, to further clarify the use restriction regarding the balconies to help prevent violations of this requirement, and to help preserve the quality of living and safety for all members of the Association;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Management Committee adopts the Balcony Resolution:

LIMITED COMMON AREA (BALCONIES) No balcony shall be utilized other than for the use of the unit residents. Limited Common Areas and Facilities and Limited Common Areas shall mean and refer to those Common Areas designated herein and, in the Map, as reserved for the use of a certain Unit or Units to the exclusion of other Units:

NOW, THEREFORE, IT IS HEREBY FURTHER RESOLVED that the Management Committee adopts the following policy and rules related to the balcony use of the limited common area of the units with balconies.

1. Balcony must be kept neat and clean at all times as described in this Resolution.
2. Items such as household appliances, household furniture, mechanical equipment, paint, cleaning supplies, or storage boxes, shall not be stored on the balcony or patio. Secured, plastic storage tubs are permitted, however, they must not exceed the height of the balcony railing. Small, secured, exterior, weather resistant storage closets are permitted upon approval of management only.

3. Any activity involving an open flame, such as barbecuing on the limited common area balconies, or common areas is prohibited.
4. Residents may allow their pet on the limited common balcony provided the owner is in control of the pet. No pet shall be left unattended. If the pet is making noise, the pet shall be removed from the balcony or patio. Pet excrement must be disposed of immediately. The balcony is not to be used as a dog or pet run.
5. Maintenance Responsibility: the owner of a unit shall have the responsibility to maintain the balcony and keep it in good repair, and safe condition, as well as repair and replace all matters and things relating to the premises owned. Any structural or safety concerns shall be reported to management upon discovery. Owner shall keep said premises in such manner as to cause no damage or nuisance to other unit owners in the building and shall specifically refrain from making any changes in appearances, or otherwise to the exterior of the unit.
6. Furniture that is deemed for the outdoors is permitted on the balconies. Such furniture shall be of sufficient durability and structural integrity that its continued exposure to the elements will not degrade the appearance of the unit.
7. Non-permanent, lighting (string lights) may be displayed on balconies provided the lighting does not cause nuisance lighting to nearby units, damage or create a fire or safety hazard. Any lighting specific to a holiday, as with all holiday decorations, may be displayed no earlier than 30 days prior to the holiday and must be removed no later than 15 days after the holiday.
8. No unit owner shall cause or permit any items to be hung, displayed, or exposed on the exterior of the balcony. No personal belongings shall protrude over the edge of the patio or balcony. This prohibition includes but is not limited to laundry, clothing, rugs, signs, flags, awnings, canopies, shutters, or any other items.
9. Under no circumstances shall any exhaust fan, air conditioning apparatus or other items be installed by the unit owner within or beyond the boundaries of the balcony.
10. No balcony shall be enclosed or covered by a unit owner. Retractable sun shades/blinds are permitted with approval from the Management Committee.
11. Debris of any sort, is not to be swept or thrown from the doors, windows, balconies of any unit.
12. Strong cleaning solvents, flammable liquids, petroleum distillates, hydrocarbon type solvents, lighter fluid, oil, gas and similar products, shall not be used on the balconies. Prior to using any exterior cleaning products, consult management to determine whether the solution is likely to cause unit or community risk, or cause harm the concrete or brick.
13. There shall be no penetration of nails, screws, hooks on the balcony walls, floor, ceiling, and/or railings. Articles such as planters, flowerpots or boxes shall not to be placed or maintained on the outside of the balcony wall, ledge, railing, or suspended from balcony ceilings. Articles shall not be attached to ceilings, railings, or wall of balconies.
14. The paint color of doors, railings, balcony and patio framing, or concrete shall not be changed.

15. Nothing shall be done or maintained in any condominium unit or upon any limited common elements that may increase the rate of insurance on any condominium unit or limited common elements or result in the cancellation thereof. Nothing is to be done or maintained in any condominium unit upon limited common elements that is in violation of any law.

16. Except for maintenance requirements imposed upon the Association by the Declaration and Bylaws, the owner of the condominium unit shall assume responsibility for upkeep and cleaning of the balcony and/or patio. If damage is caused by misuse of the balcony or patio the unit owner will assume responsibility for maintenance and repair.

17. Bird deterrent methods (netting etc.) must be approved by management. Non-approved installation of netting or other deterrent devices will be removed by management.

NOW, THEREFORE, IT IS HEREBY FURTHER RESOLVED that units in violation of this resolution/rule will be in violation of this section and subject to fines or any other enforcement action authorized by Utah law.

This Resolution shall become effective when adopted by the Management Committee as evidenced below, and notice is mailed or otherwise provided to all unit owners within the Association consistent with any requirements of the CC&Rs and/or Bylaws, to their last known address as kept by the Association.

IN WITNESS WHEREOF, the undersigned hereby certify and attest that this Resolution has been duly adopted by the Management Committee of Aix La Chapelle Condominium Association, Inc.:

President

Date

Secretary

Date