

**THE COUNCIL OF CO-OWNERS OF WESTERLIES CONDOMINIUM**  
**POLICY RESOLUTION NO. ~~02~~ 03-01**  
**(Rules Governing the Use of the Common Elements for Recreational Purposes)**

WHEREAS, Article IV, Section 2 of the Bylaws provides the Board of Governors with the powers and duties necessary for the administration of the affairs of the Council and authorizes the Board of Governors to do all such acts and things that are not by law or the Bylaws directed to be exercised and done by the Co-Owners;

WHEREAS, Article VI, Section 4 of the Bylaws prohibit Co-Owners from using the sidewalks, driveways, roads and roadways for any purpose other than normal transit, and prohibits any Co-Owner from placing any objects in the general common elements; and

WHEREAS, for the benefit and protection of all of the owners, the Board deems it desirable to formally adopt a resolution to prohibit any Co-Owner, their tenants and guests from placing and using skateboard ramps and other types of recreational equipment on the Council's private streets, parking lots and other common elements, as well as engaging in other dangerous recreational activities, such as riding a bicycle down stairwells or skateboarding on sidewalks, streets or down stairwells.

NOW, THEREFORE, BE IT RESOLVED that the Board adopt the following rules and regulations prohibiting the use of the Association's common elements, including its private, sidewalks, roadways and parking facilities for recreational purposes.

1. Definitions:
2. A. Dangerous Recreational Activity: Any activity that represents an unusual risk of injury to the participant and any other person in the vicinity of the activity, including but not limited to: skateboarding, riding bikes on any surface other than the private roads; riding bikes over a ramp; and in-line skating on any surface other than the private roads
- B. Portable Recreational Equipment: Any portable equipment that may be used for recreational purposes and placed on the Association's common elements, including, but not limited to: ramps, basketball hoops; trampolines and hockey goals.
3. All persons are strictly prohibited from using any portion of the Association's common elements, including, but not limited to, the Association's sidewalks, parking lot, private roads and stairwells, for any dangerous recreational activity.
4. All persons are strictly prohibited from placing any portable recreational equipment on any portion of the Association's common elements, including, but not limited to, the private roads, sidewalks, parking lot and stairwells of the Association.



**RESOLUTION ACTION RECORD**

Duly adopted at a meeting of the Board of Governors held February 25, 2003

Motion by: Sandy Dewey Seconded by: \_\_\_\_\_

	YES	NO	VOTE: ABSTAIN	ABSENT
<u>Sandy Dewey</u> President	✓			
<u>Kelly M. Smith</u> Vice President	✓			
<u>Tara N. Schoppe</u> Treasurer	✓			
<u>[Signature]</u> Secretary				
<u>[Signature]</u> Governor	✓			
<u>[Signature]</u> Governor		✓		
_____ Governor				

Resolution effective: February 25, 2003.

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