

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 11
USE OF COMMON ELEMENTS: FACILITIES AND' GUEST PASSES**

relating to persons entitled to passes

GIVEN THAT Article 3, Section 3.1 of the Bylaws provides in applicable part that, "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act or the Condominium instruments required to be exercised and done by the Association"; and

GIVEN THAT the same Article and Section also provides that the Board of Directors shall have the power from time to time to "adopt and amend any rules and regulations," provided that such rules and regulations are not in conflict with the Condominium Act or the condominium instruments; and

GIVEN THAT the capacity of the facilities cannot accommodate unlimited admission of Unit Owners, tenants and guests; and further, that the exercise of Owners' and Residents' rights and privileges should be subject to certain administrative procedures for the general safety and comfort of all users of facilities; and

GIVEN THAT the Board deems it necessary and desirable to establish certain rules and guidelines for the issuance of Facilities Passes and Guest Passes in furtherance of sound administration;

NOW THEREFORE, the Board resolves that the following procedures relative to Facilities and Guest Passes be adopted:

I. DISCLAIMER OF LIABILITY

All persons making use of Facilities and Guest Pass privileges and using any of the Common Element recreational facilities agree to abide by the Rules and Regulations for use of the facilities. Use of the facilities is at the user's sole risk and responsibility.

The Association does not assume responsibility for any occurrence, accident or injury in connection with such use. No Unit Owner shall make any claim against the Declarant, the Association, its servants, agents, or employees, for or on account for any loss or damage to life, limb or property sustained as a result of or in connection with any use of any of the recreational or common facilities. Each Unit Owner shall hold the Declarant and Association harmless from any and all liabilities and any action of any nature by any tenants, guests, invites or licensees of such Unit Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can be clearly proved to have resulted from and been proximately caused by the direct negligence of the Association or its agents, servants or employees in the operation, care or maintenance of such facilities.


Any damage to the building, recreational facilities, or other Common Elements or equipment caused by a Unit Owner or such Unit Owner's guests shall be repaired at the expense of the Unit Owner.

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD**

This Resolution, Policy Resolution No. 11, was adopted at a (regular) ~~(special)~~ meeting of the Board held on DECEMBER 13, 1994, with the directors voting as indicated below:

<u>BURTON</u>	<u> </u>	Yes	<u> </u>	No
<u>DIGGES</u>	<u> </u>	Yes	<u> </u>	No
<u>MOREHOUSE</u>	<u> </u>	<input checked="" type="checkbox"/> Yes	<u> </u>	No

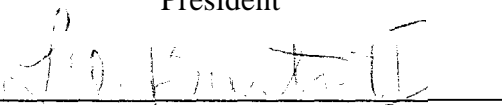
ATTEST:



President

2-21-95

Date



Secretary

2-21-95

Date

Effective date of resolution: 12-13-94

Expiration date: _____

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