

**FRONTGATE PROPERTY OWNERS ASSOCIATION  
EXECUTIVE BOARD  
RESOLUTION  
COMMON AREA SMOKING PROHIBITION**

The Executive Board of Frontgate Property Owners Association, a Colorado nonprofit corporation (the "Association"), hereby rescinds any previous policy(ies) concerning the prohibition of smoking in all common areas of the Association, and approves and adopts the following Resolution:

**RESOLVED**, that the following Policy of the Association ("Policy") related to smoking being prohibited in common areas is hereby adopted and ratified:

1. Because smoking has been confirmed to lead to health problems, including cancer, heart disease, emphysema and other diseases, and because smoke travels on the air (second hand smoke) and can't be contained just to the smoker, the Board having control and responsibility for all common areas (general common area and limited common areas) has decided to prohibit smoking of any tobacco, marijuana or other material(s) in the Common Areas.
2. Smoking of any smoking material, tobacco, marijuana, or other material, is prohibited on any Common Area, General Common Area, and/or Limited Common Area of the Association.
3. The Board may establish a fine upon any Owner, Guest or invitee in violation of this policy, which fines may increase for second and later violations, and which may include restriction or total exclusion from the Common Areas by a repeat violator, after notice to such person in accordance with other policies for rule enforcement as are standing.
4. Failure of the Association to comply with any provision in this Policy shall not be deemed a defense to any violation, fine, fee or other charges, attorney fees and/or costs as described and imposed by or as a result of this Policy.
5. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
6. The provisions of this Resolution 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 Frontgate Property Owners Association.
7. The Executive Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

**CERTIFICATION**

I, the undersigned, do hereby certify that I am a duly elected and acting Secretary of Frontgate Property Owners Association, a Colorado nonprofit corporation; and that the foregoing Resolution was duly adopted by action of the Executive Board of the Association at its meeting held on \_\_\_\_\_, 2014, at which a quorum was present.

Dated: \_\_\_\_\_, 2014.

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Carrie Geddes, Secretary