

INSURANCE DEDUCTIBLE / OWNER RESPONSIBILITY RESOLUTION  
OF  
ANCHORAGE WEST CONDOMINIUM ASSOCIATION

This Resolution of the Anchorage West Condominium Association (“Association”) is entered into this 7th day of October, 2006, by the Officers of the Association at the direction of the Executive Board (“Board”).

W I T N E S S E T H:

WHEREAS, Article XIV, Section 14 (b) of the Declarations states “ Damage to the interior or any part of a unit resulting from the maintenance, repair, emergency repair or replacement of any of the general common elements or as a result of emergency repairs within another unit shall be a common expense of all of the owners; provided, however, that if such damage is caused by negligent or tortuous act of a unit owner, members of his family , his agent, employees, invitee, license, or tenant, then such unit owner shall be responsible and liable for all such damages. All damaged improvements shall be restored substantially to the same condition in which they existed prior to the damage. All maintenance, repairs and replacements of the general common elements, whether located inside or outside of units(unless necessitated by the negligence, misuse or tortuous act of a unit owner, in which case such expense shall be charged to such unit owner), shall be the common expense of all of the owners.” Combined with Article 12 Section 3, C of the Bylaws states “an owner shall be obligated to reimburse the Association promptly upon receipt of his statement for any expenditure incurred by the Association in repairing or replacing any general or limited common element damaged by his negligence or by the negligence of his tenants or agents or guests.”

NOW, THEREFORE, the Board does hereby Resolve that by this Resolution an owner shall do no act nor any work that will damage or impair the structural soundness or integrity of the building or impair any easement and if said owner completes and act or improvement that negatively affects or damages the unit, another unit, a limited common element or a common element, said owner is responsible for all costs associated with the repair and or rectification of said act or improvement including all insurance deductibles including the association’s deductible in the event the associations insurance policy over rides all policies and said act is covered by the association’s insurance policy.

IN WITNESS WHEREOF, this Resolution was signed at Dillon, Colorado, on the day and year first above written by the duly authorized Officers of the Association.

ANCHORAGE WEST  
CONDOMINIUM ASSOCIATION

**Approved at 10-7-2006 Board of Directors meeting**