

COTTONWOOD PARK CONDOMINIUMS ASSOCIATION

Resolution 16-1

SUBJECT: Regulation of marijuana use, processing, and cultivation in Cottonwood Park Condominiums.

PURPOSE: The purpose of the resolution is to enforce provisions of the Condominium Declaration of Covenants of the property known as Cottonwood Park Condominiums Association.

AUTHORITY: Articles III, paragraph A of the Bylaws for Cottonwood Park Condominiums Association,

And

ARTICLE XVI, paragraph F, of the Condominium Declaration for Cottonwood Park Condominium, Nuisance: No noxious or offensive activity shall be carried on in any unit or in the Common Elements nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or occupants.

RULE: 16-1-1.1 Marijuana plants may not be cultivated or grown on any deck, patio connected to any Unit, inside of any Unit, or on the Common Elements in Cottonwood Park Condominium Association.

16-1-1.2 No processing of any form of marijuana plants may be done on any deck, patio connected to a Unit, inside of any Unit, or on the Common Elements in Cottonwood Park Condominium Association,

16-1-1.3 No burning or combustion of any marijuana product or substance is allowed on the porches, enclosed front entrances, patios connected to a Unit, or anywhere on the Common Elements of Cottonwood Park Condominium Association,

ENFORCEMENT: These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for the Cottonwood Park Condominium Association as follows:

First Offense: The unit owner will be notified in writing of the violation of the above rules. The Unit Owner will be required to cease growing, processing and/or burning of marijuana products. The owner may request a hearing with the Board of Directors.

Second Offense: The unit owner will be notified of the second rules violation for growing, processing, and/or burning of marijuana products on the deck, in the enclosed entrance, patio, inside of his/her unit, or on the Common Elements of the Association and fined \$100.00, and required to cease such operations.

Third Offense: The unit owner will be notified of the third rules violation for growing, processing, and/or burning of marijuana products on the deck, in the enclosed entrance, patio, inside of his/her unit, or on the Common Elements of the Association and fined \$250.00, and required to cease such operations.

Fourth Offense: The unit owner will be notified of the fourth, or any succeeding, rules violation for growing, processing, and/or burning of marijuana products on the deck, in the enclosed entrance, patio, inside of his/her unit, or on the Common Elements of the Association and fined \$500.00, and required to cease such operations.

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NOTICE: Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Cottonwood Park Condominium Association.

EFFECTIVE DATE: This rule shall become effective upon delivery to owners.

Adopted this 28th day of June 2016, by the Board of Directors of Cottonwood Park Condominium Association.

Original signed by Steve Foster, President, Cottonwood Park Condominium Association