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AUDUBON SQUARE COMMUNITY ASSOCIATION, INC.

**ADMINISTRATIVE RESOLUTION # _____ (JULY 28, 2004))
BAN ON USE OF MOTORIZED SCOOTERS WITHIN COMMON AREAS**

WHEREAS, Article II, Section 1, of the applicable DECLARATION OF COVENANTS (hereinafter the "DECLARATION") defines property that is subject to the Declaration to include the commons areas;

WHEREAS, Article IV, Section 1(d) of the DECLARATION provides that every member shall have a right and easement of enjoyment in and to the common areas subject to the right of the Association to adopt reasonable rules respecting use of the common areas;

WHEREAS, Article VIII, Section 1(d) of the DECLARATION authorizes the employment of a management agent to promulgate (with the approval of the Board of Directors of the Association) and enforce such rules and regulations and such restrictions as may be deemed proper respecting the use of the common areas;

WHEREAS, Article X, Section 3 of the DECLARATION provides that enforcement of restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any restriction, either to restrain or enjoin violation or to recover damages, or both;

WHEREAS, Article V Section 3(a) and (d) of the applicable By-laws provides that the Board of Directors shall have all the powers and duties necessary for the administration of the association and may do all such acts and things including powers and duties to provide for the care and surveillance of the common areas; promulgation and enforcement of rules and regulations and such restrictions as may be deemed proper respecting the use of the common areas as are designated to prevent unreasonable interference with the common areas by the members and others;

WHEREAS, numerous complaints have been made about the use of motorized scooters in the common areas, and

WHEREAS, the Board of Directors have found it necessary to institute a ban on the use of motorized scooters in the common areas, in order to protect the safety of members and others and to prevent unreasonable interference with the common areas by members or others, all in accordance with the DECLARATION, By-laws and not in violation of law; and

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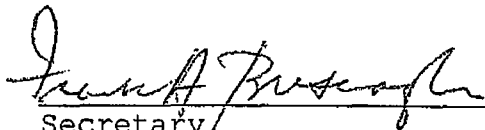
Book of Minutes _____

The foregoing resolution restricting the use of motorized scooters is hereby adopted at a duly called meeting of the Board of Directors.

8-17-04
Date


President

8-17-04
Date


Secretary