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Per our conversation, please be advised of the following:

- A property owner, this means Casa del Sol Condominium Association, can be held liable for injuries that occur on their property.
- Condominium Associations have a legal duty of care to keep their premises safe. This means keeping the parking lot well maintained and in good repair but also, restricting activities that can cause harm.
- With respect to children, the condominium association has a duty to exercise reasonable care to protect children from foreseeable risks of harm caused by conditions on the property. In the law, this rule is known as the attractive nuisance doctrine.
 - Typically, the attractive nuisance doctrine has three components:
 - The law doesn't expect children to fully comprehend the dangers they may face
 - If a property owner has reason to believe that children might come onto their property, the law places a special responsibility on them to prevent harm
 - If an owner fails to meet this responsibility, they will most likely be held liable for the child's injuries.

It would be in Casa del Sol's best interest to prohibit activities (including but not limited to skateboarding, rollerblading, ball playing, etc...) on the parking lots.

If a person is injured on the parking lot, Casa del Sol can be sued. In the past, when this issue has come up, I did check with several other condo associations, and not one allowed any type of "playing" on, in or around the parking lot.

Gerri Littleton

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