

Alpine Village Homeowners Association Policies and Procedures

as required by C.R. S. 38-33.3-209.5

The following Policies and Procedures were adopted by the Board of Directors of the Alpine Village Homeowners Association ("the Association") pursuant to Colorado Revised Statute ("C.R.S.") 38-33.3-209.5.

MAINTENANCE POLICY

The following procedures shall apply to Article II, Section 3, paragraph (h), subparagraph 4 of the Amended Declarations dated December 13, 1994:

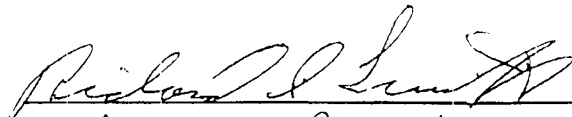
The Association is responsible for: Grounds maintenance (including but not limited to turf care, fertilization, tree trimming and shrub care), irrigation system maintenance, perimeter fence maintenance.

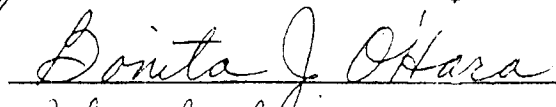
Lot Owner is responsible for: maintaining all portions of individual's property and improvements therein, maintenance of plants and shrubs in patio and under eaves, and for snow removal on sidewalks, patios and driveways. Owners with common driveways will share the snow removal responsibilities.

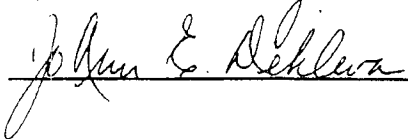
In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Declaration of Covenants, Conditions, Restriction, and these listed "Policies & Procedures", such provisions of the Articles, Bylaws and the Declaration of Covenants shall take precedence and supersede any provisions of these "Policies & Procedures."

In the event a Court of competent jurisdiction finds a provision of any of these Policies and Procedures void or otherwise unenforceable, the other provisions shall remain in full effect.

Approved by the Board of Directors of the Alpine Village Homeowners Association after a 30 day review of the membership.


Date 1-11-10


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Date 1-11-10

Date _____