

**RESOLUTION OF
OURAY RIVER PARK TOWNHOMES ASSOCIATION, INC.
POLICY AND PROCEDURE FOR
INSPECTION AND COPYING OF ASSOCIATION RECORDS
Policy #7**

SUBJECT: Adoption of a policy and procedures for inspection and copying of records for Ouray River Park Townhomes Association, Inc. (the “Association”).

PURPOSE: To adopt a policy for inspection and copying of Association records.

AUTHORITY: The Declaration of Ouray River Park Townhomes Association (the “Declaration”), Articles of Incorporation and Bylaws of the Association, any amendments thereto (the “Governing Documents”) and Colorado law.

EFFECTIVE DATE: November 16, 2018

RESOLUTION: The Association hereby adopts the following procedures regarding inspection and copying of Association records.

1. Current Records. In addition to the requirements set forth under C.R.S. 38-33.3-317 the following records, being the sole records of the Association for purposes of document retention and production to Owners, shall be kept at the Association’s office or the office of the Manager:
 - a. An account for each Lot, which shall designate the name and address of each Owner, the amount of each Assessment, the dates on which each comes due, any other fees payable by the Owner as Assessments, the amounts paid on the account and the balance due;
 - b. An account for each Owner showing any other fees payable by the Owner;
 - c. A list of the names and addresses of all Members showing the number of votes each Lot is entitled to cast;
 - d. A list of the names, electronic mail addresses and physical mailing addresses of the current Directors and Officers;
 - e. Financial statements of the Association prepared for periods ending during the previous three years;
 - f. The current operating budget;
 - g. Current written contracts to which the Association is a party;
 - h. Detailed records of receipts and expenditures affecting the operation and administration of the Association, including settlement of claims for construction defect unless those settlements are, by their terms, required to be kept confidential;

- i. Record of Executive Board or committee actions taken to approve or deny design or architectural approval requests, excluding proprietary designs, architectural drawings or plans without consent of the legal owner of the designs, drawings or plans;
 - j. The most recent reserve study , if any;
 - k. A record of any unsatisfied judgments against the Association and the existence of and pending suits in which the Association is a defendant;
 - l. A record of insurance coverage provided for the benefit of Owners and the Association including company names, policy limits, policy deductibles, additional insured's, and expiration dates of the policies listed;
 - m. Tax returns for state and federal income taxation for the past seven years, to the extent available;
 - n. Minutes of all meetings of the Owners and Directors, a record of all actions taken by Owners or Directors without a meeting, and a record of all actions taken by a committee of the Executive Board;
 - o. Written communication among and the votes cast by Executive Board members pursuant to the Association's Bylaws or applicable statutes that are directly related to an action taken by the Executive Board without a meeting;
 - p. Ballots, Proxies, and other records related to voting by Owners for one year after election, action or vote to which they relate;
 - q. Copies of at least three most recent years' correspondence between the Association and Owners generally as Owners;
 - r. Copies of most recent annual corporate report and financial audit, if any, and
 - s. Copies of the most current versions of the Governing Documents, along with their exhibits and schedules. Governance policies, and Executive Board resolutions, if any.
2. Inspection of Association Books and Records by Members.
- a. A Member or his/her authorized agent is entitled to inspect and copy, at the Member's expense and during regular business hours at a reasonable location specified by the Association, any of the records of the Association (except as specifically limited or excluded by section 4 below).
 - b. The Member must submit a written request, describing with reasonable particularity the records sought at least ten days prior to inspection or production of the documents.

- c. The Association may limit examination and copying times to normal business hours or the next regularly scheduled Executive Board meeting if the meeting occurs within 30 days of the request.
3. Membership List. Without the consent of the Executive Board, a membership list or any part thereof may not be obtained or used by any person for:
- a. To solicit money or property unless such money or property will be used solely for the purpose of generating materials or holding meeting to solicit the votes of the Members in an election to be held by the Association;
 - b. Any commercial purpose; or
 - c. To be sold or purchased by any person.
4. Exclusions. The following records and documents shall be kept confidential by the Association:
- a. Contracts, leases, bids, or records related to transactions to purchase or provide goods or services that are currently in or under negotiations;
 - b. Communications with legal counsel and all attorney created documents, including, but without limitation, memos, opinion letters, and draft documents prepared at the behest of the Executive Board;
 - c. Any documents that are confidential, statutory or judicially imposed requirements;
 - d. Disclosure of information is violation of law;
 - e. Records of an Executive Session of the Executive Board, including records that may give rise to an Executive Session of the Executive Board;
 - f. Records of individual Lots other than those of the requesting Owner;
 - g. Personnel, salary, or medical records relating to a specific individual ; or
 - h. Personal identification and account information of Members, including bank account information, telephone numbers, electronic email addresses, driver's license numbers and social security numbers.
5. Copy and other Document Fees. The Association may impose a reasonable charge, covering the cost of labor and materials for copies of any

documents the Association provides a Member. The charge may not exceed the actual cost of production and reproduction of the records.

If a Member requests copies of Association documents which are not in the possession of the Association, the Member is responsible for whatever fees and costs are imposed by the entity (CPA, attorney, etc.) holding such records for copy and related costs, including but not limited to labor, material and postage.

The Association is not obligated to compile or synthesize information.

BOARD OF DIRECTORS CERTIFICATION: See signature page.

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF OURAY RIVER PARK
TOWNHOMES ASSOCIATION, INC.**

A resolution of the Board of Directors of Ouray River Park Townhomes Association, Inc., adopting responsible governance polices for Ouray River Park Townhomes Association, Inc.

WHEREAS, Colo. Rev. Stat. § 38-33.3-209.5 requires that to promote responsible governance, common interest community associations shall adopt policies, procedures, and rules and regulations concerning the following matters:

- a. Procedures for the adoption and amendment of policies, procedures, and rules (Policy 1);
- b. Handling of conflicts of interest involving board members (Policy 2);
- c. Collection of unpaid assessments (Policy 3);
- d. Conduct of meetings (Policy 4);
- e. Enforcement of covenants and rules, including notice and hearing procedures and the schedule of fines (Policy 5);
- f. Procedures for addressing disputes arising between the association and unit owners (Policy 6);
- g. Inspection and copying of association records by unit owners (Policy 7);
- h. Investment of reserve funds (Policy 8); and
- i. When the association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and improved by the association; whether there is a funding plan for any work recommended by the reserve study and, if so, the projected sources of funding for the work; and whether the reserve study is based on a physical analysis and financial analysis (Policy 9).

WHEREAS, Ouray River Park Townhomes Association, Inc. is a common interest community under Colorado law;

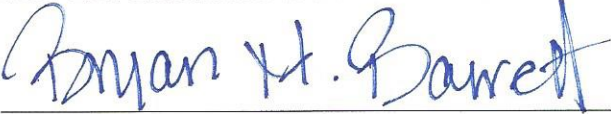
WHEREAS, pursuant to Colo. Rev. Stat. § 38-33.3-303(1)(a), except as otherwise provided in the declaration, the bylaws or any other provision of Article 33.3, the executive board may act in all instances on behalf of the association;

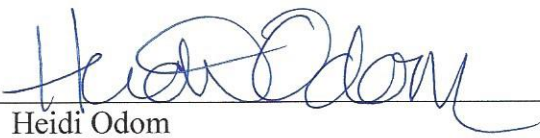
WHEREAS, the Board, in furtherance of its duties to manage the planned community for the purposes set forth in the Declaration, desires to adopt the policies, procedures, and rules and regulations concerning the matters required under Colo. Rev. Stat. § 38-33.3-209.5.

OURAY RIVER PARK TOWNHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS

BOARD OF DIRECTORS CERTIFICATION: The undersigned, being the Board of Directors of the Association, certifies that the foregoing Resolution was adopted at a duly called and held meeting of the Board of Directors on November 16, 2018 and in witness thereof, the undersigned has subscribed his/her name.

OURAY RIVER PARK TOWNHOMES ASSOCIATION, INC.

By: 
Bryan Barrett

By: 
Heidi Odom