

**RESOLUTION  
OF THE  
HOVER VILLAGE SEVEN COMMUNITY ASSOCIATION  
REGARDING MAINTENANCE, REPAIR, AND REPLACEMENT RESPONSIBILITIES**

**SUBJECT:** Snow removal and maintenance, repair, and replacement obligations for exterior building surfaces.

**PURPOSE:** To provide notice of the Board's decision to clarify and provide certain maintenance, repair, and replacement services for the community.

**AUTHORITY:** The Association's governing documents, including the Declaration, Articles of Incorporation, Bylaws, and Colorado law.

**PROPERTIES**

**EFFECTED:** All real property subject to the Declaration.

**EFFECTIVE**

**DATE:** May 22, 2018.

**RESOLUTION:** The Association, acting through its Board of Directors, hereby adopts the following resolution.

WHEREAS, Article XVI, Section 1 of the Declaration of Covenants, Conditions, and Restrictions of Hover Village Seven Community Association ("Declaration") requires the Association to provide exterior maintenance upon certain "exterior building surfaces"; and

WHEREAS, the term "exterior building surfaces" is not defined within the Declaration; and

WHEREAS, Article VI, Section 15 of the Declaration requires the homeowners to maintain, repair, and replace all portions of their Lots and the improvements on their Lots which are not the responsibility of the Association; and

WHEREAS, the Association has a significant amount of snow removal obligations pertaining to the Association's Common Areas and the Association is an age restricted community subject to the Housing for Older Persons Act of 1995; and

WHEREAS, the Board of Directors believes it to be in the best interests of the Association and its homeowners for the Association to clarify and assume certain maintenance, repair, and replacement responsibilities as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors hereby adopts the following resolution:

1. The terms “roof” and “exterior building surfaces” as provided in Article XVI, Section 1 of the Declaration are hereby defined and interpreted to include the roofing, siding, brick, and trim as originally constructed by the developer. The terms “roof” and “exterior building surfaces” shall further include chimney caps, dryer vents, other vents attached to the roof, brick, and siding as originally installed and constructed by the developer and window caulking (but only in connection with the Association’s caulking and painting of siding). Therefore, such items shall be maintained, repaired, and replaced by the Association as required by the Declaration.
2. The terms “roof” and “exterior building surfaces” as provided in Article XVI, Section 1 of the Declaration do not include homeowner installed improvements attached to, penetrating through, and/or protruding from the roof, brick or siding of the buildings or window caulking (other than in connection with the Association’s caulking and painting of siding). Therefore, such items shall be maintained, repaired, and replaced by the individual homeowners as required by the Declaration.
3. The term “exterior building surfaces” as provided in Article XVI, Section 1 of the Declaration does not include homeowner installed improvements and betterments such as patios and decks and associated wood, stone, concrete, pavers, lattice, railings, and such other similar homeowner installed improvements. Therefore, such items shall be maintained, repaired, and replaced by the individual homeowners as required by the Declaration.
4. As the Association is required to provide snow removal from sidewalks adjoining Common Areas with the community and given the nature of the community as an age restricted community, the Association shall also provide for snow removal for all sidewalks and driveways within the community including those on Common Areas and those on the individual Lots.
5. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.
6. The Board may deviate from the provisions set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
7. This Resolution may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on   5 May 22  , 2018.

**HOVER VILLAGE SEVEN  
COMMUNITY ASSOCIATION,**  
a Colorado nonprofit corporation,

By: Shirley Z. Roberts  
President