

**RESOLUTION
OF THE
GATEWAY PARK PAIRED HOMES ASSOCIATION
REGARDING MAINTENANCE, REPAIR, REPLACEMENT AND INSURANCE
RESPONSIBILITIES**

- SUBJECT:** Adoption of a policy clarifying the Association's responsibility for maintenance/repair and insurance coverage for property within the Gateway Park Paired Homes community.
- PURPOSE:** To provide notice regarding maintenance/repair and the property insurance to be obtained and maintained by the Association and homeowners.
- AUTHORITY:** The Association's Articles of Incorporation, Bylaws, Declaration, and Colorado law.
- EFFECTIVE DATE:** November 4, 2022
- RESOLUTION:** The Association, acting through its Executive Board, hereby adopts the following resolution.

WHEREAS, the Gateway Park Paired Homes community is subject to that certain Declaration of Covenants, Conditions, and Restrictions of Gateway Park Pair Homes ("Declaration") which, among other things, sets forth the maintenance, repair, replacement, and insurance obligations of the Association and its individual homeowners; and

WHEREAS, certain provisions within the Declaration, including but not limited to, Sections 3.2, 3.13(c), 8.1, 8.2, 8.3, 10.1, 10.4, are ambiguous and provide discretionary authority for the Association's Executive Board as to maintenance/repair and insurance obligations; and

WHEREAS, the Association's Executive Board believes it to be in the best interests of the Association and its homeowners to clarify and define the maintenance, repair, replacement, and insurance obligations of the Association and its individual homeowners unless and until such time as the Declaration is amended.

NOW, THEREFORE, BE IT RESOLVED, that the Executive hereby adopts the following resolution:

I. Adoption of Maintenance and Insurance Chart

Adoption. The Executive Board hereby adopts the Maintenance, Repair, Replacement, and Insurance Responsibilities Chart for Gate Park Paired Homes Association dated as of the Effective Date of this Resolution ("Maintenance and Insurance Chart").

II. Insurance

Association Property Insurance. The Association will obtain and maintain property insurance as provided on the Maintenance and Insurance Chart. Specifically, the Association will obtain and maintain property insurance covering those components within the community that contain an "A" in the insurance column of the Maintenance and Insurance Chart. The Association's obligations are subject to any Association policies and Declaration provisions concerning the responsibility for insurance deductibles.

Owner Property Insurance. Each Owner shall be responsible for obtaining and maintaining property insurance covering those components within the community that contain an "O" in the insurance column of the Maintenance and Insurance Chart and for all other portions of their Lots, Dwelling Units, and personal property that are not expressly insured by the Association pursuant to the Maintenance and Insurance Chart.

III. Maintenance and Repair

Association Maintenance. The Association will maintain, repair, and replace property within the community as provided on the Maintenance and Insurance Chart. Specifically, the Association will maintain, repair, and replace those components within the community that contain an "A" in the maintenance column of the Maintenance and Insurance Chart.

Owner Maintenance. Each Owner shall be responsible for maintaining, repairing, and replacing those components within the community that contain an "O" in the maintenance column of the Maintenance and Insurance Chart and for all other portions of their Lots, Dwelling Units, and personal property that are not expressly the responsibility of the Association pursuant to the Maintenance and Insurance Chart.

IV. Notice

Notice of Change. This Policy and the Maintenance and Insurance Chart may be amended from time to time by the Executive Board. However, the Association shall provide not less than twelve months advanced written notice to all Owners of any such amendment or change.

CERTIFICATION: The undersigned, being the President and Secretary of the Association, certifies that the foregoing Resolution was adopted by the Executive Board of the Association at a duly called and held meeting of the Executive Board on November 3, 2022.

GATEWAY PARK PAIRED HOMES ASSOCIATION,
a Colorado nonprofit corporation,

President

Secretary