

RESOLUTION
CASTLEPOINT HOMEOWNERS ASSOCIATION, INC.

SUBJECT: Definition of Exterior Building Surfaces for Maintenance, Repair and Replacement Purposes

PURPOSE: To clarify the Association's responsibility for the maintenance, repair and replacement of "exterior building surfaces."

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law

EFFECTIVE DATE: MARCH 1, 2010

RESOLUTION: 1. Article 8, Section 8.1(a) of the Declaration states the Association has the responsibility to:

Paint, repair, replace, maintain and care for **exterior building surfaces**; maintain, repair and replace the roofs, gutters, and downspouts, (excluding those exterior components which are designated as the Owner's responsibility below, and glass surfaces, doors, screens, windows and window wells, which shall be the Owner's responsibility)... [Emphasis added]

2. "Exterior building surface" is hereby defined to mean the siding, trim and fascia of the buildings. Exterior building surfaces shall not include decks, porches, or other exterior improvements not specifically the Association's responsibility pursuant to the Declaration.

3. Pursuant to Article 8, Section 8.2 of the Declaration, the Association may assume the maintenance obligation for exterior features. The Association may provide periodically maintenance, repair or replacement for any exterior item which would otherwise be the Owner's responsibility without assuming permanent or further responsibility for that item. By way of illustration, the Association may make a one-time repair or replacement of decks or patios on such terms and conditions as the Board determines, but the Owners would resume future maintenance, repair and replacement obligation afterwards.

**PRESIDENT'S AND
SECRETARY'S
CERTIFICATION:**

The undersigned, respectively being the President and Secretary of Castlepoint Homeowners Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association on FEBRUARY 26, 2010, effective as of the date indicated above.

IN WITNESS THEREOF, the undersigned have subscribed their names.

CASTLEPOINT HOMEOWNERS ASSOCIATION, INC.
a Colorado nonprofit corporation

By: Connie Moreland
Print Name: CONNIE MORELAND, President

ATTEST:

By: Mary E Critchfield
Print Name: Mary E Critchfield, Secretary