

**RESOLUTION OF THE ISLAND AT SPRINGS RANCH HOMEOWNERS ASSOCIATION, INC.
REGARDING MAINTENANCE RESPONSIBILITY FOR EXTERIOR SURFACES, WINDOWS
AND DOORS**

SUBJECT: Maintenance responsibility for exterior surfaces and windows.

PURPOSE: To provide notice of the Association's adoption of a Resolution clarifying the maintenance, repair and replacement obligations of the Association in relation to exterior surfaces and windows as defined herein.

AUTHORITY: The Declaration of Covenants, Conditions Restrictions and Easements for The Island at Springs Ranch ("Declaration"), Bylaws, Articles of Incorporation and Colorado law.

EFFECTIVE DATE: March 15, 2022

RESOLUTION:

WHEREAS, pursuant to Article 8, Section 8.2(b) of the Declaration, the Association is responsible for providing exterior maintenance and repair for each Dwelling Unit as follows:

(i) care for, maintain, and repair the exterior of all completed Dwelling Units (including painting the exterior of such Dwelling Units when deemed necessary by the Association's Board), roofs, gutters, downspouts, exterior surfaces of Dwelling Units, mailboxes and driveways.

WHEREAS, the Declaration does not define "exterior of all completed Dwelling Units" or "windows."

WHEREAS, pursuant to the Declaration and Colorado law the Board has the power to adopt and publish rules and regulations regulating the Dwelling Units within The Island at Spring Ranch community.

WHEREAS, because of the lack of clarity in the Declaration and the desire of the Board to have a uniform process in handling the maintenance, repairs and replacement of windows and doors upon which both the Board and the Owners may rely, it is in the best interest of the

Association for the Board to adopt a resolution clarifying the scope of the Association's maintenance obligations.

AS SUCH, the Association hereby **RESOLVES** as follows:

1. FOR PURPOSES OF CLARIFYING THE ASSOCIATION'S EXTERIOR MAINTENANCE RESPONSIBILITY AS DESCRIBED IN SECTION 8.2 OF THE DECLARATION, THE FOLLOWING SHALL APPLY:

A. "Window" refers to and includes glass surfaces, frames, screens, window wells, locking

mechanisms, and caulking for openings in the exterior and interior surface of the Dwelling Unit and interior trim. This definition does not include exterior window trim.

- B. The windows shall not be deemed to be a part of the exterior of completed Dwelling Units and are not a part of the other exterior improvements on the Lots.
- C. "Doors" refers to and includes exterior doors, front door, patio door, garage pedestrian door and garage overhead doors, and caulking for the openings in the exterior and interior surface of the Dwelling Unit and interior trim. This definition does not include exterior door trim.
- D. The doors shall not be deemed to be a part of the exterior of completed Dwelling Units and are not a part of the other exterior improvements on the Lots.

2. OWNER'S MAINTENANCE, REPAIR AND REPLACEMENT RESPONSIBILITIES OVER THE WINDOWS:

- A. **Windows.** Every Owner shall be responsible for the maintenance, repair and replacement of the Windows appurtenant to their Dwelling Unit, but not including exterior Window trim.
- B. **Doors.** Every Owner shall be responsible for the maintenance, repair and replacement of the Doors appurtenant to their Dwelling Unit, but not including exterior Door trim.
- C. **Architectural Review Required.** Any Owner desiring to replace their existing Windows or Doors shall prior to commencing any work, submit to the Board of Directors their plan for such replacement. The Board may adopt standards relating to the exterior appearance of such windows and doors.

3. SUPPLEMENT TO LAW. 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 Association.

4. DEVIATIONS. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

5. AMENDMENT. This policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of The Island at Springs Ranch Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on MARCH 15, 2022, and in witness thereof, the undersigned has subscribed his or her name.

THE ISLAND AT SPRINGS RANCH
HOMEOWNERS ASSOCIATION, INC. a
Colorado nonprofit corporation,

By: [Signature]
President

ATTESTED BY
Michael S. Bruce
SECRETARY
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