

**RESOLUTION  
OF THE  
WILLITS TOWNHOMES ASSOCIATION  
REGARDING ASSUMPTION OF MAINTENANCE OBLIGATIONS**

**201812909**

07/30/2018  
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**SUBJECT:** Adoption of a resolution regarding the assumption of additional maintenance obligations on the part of the Association

**PURPOSE:** To adopt a policy regarding additional responsibilities of the Association regarding maintenance in the Community.

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

**EFFECTIVE DATE:** March 5, 2018

**RESOLUTION:** The Association hereby gives notice of its adoption of a Resolution regarding the Association's assumption of additional maintenance obligations in the Community.

Eagle County, CO  
Regina O'Brien  
Pgs: 2  
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DOC: \$0.00

**WHEREAS**, pursuant to Article VII, Section 3 of the Willits Townhomes Declaration of Covenants, Conditions and Restrictions (the "Declaration"), "all shutters, awnings, window boxes, door steps, entry ways, stoops, porches, balconies and patios ... shall be maintained by the owner of that unit"; and

**WHEREAS**, the Association has no obligation to maintain porches, balconies or patios; and

**WHEREAS**, pursuant to Article VII, Section 2 the Declaration, the "Association may assume other maintenance duties with respect to the buildings, courtyards, sidewalks, and grounds located within the boundaries of the lots on a nondiscriminatory basis, but shall have no obligation to do so"; and

**WHEREAS**, the Association, through its Board of Directors, has determined it to be in the best interest of the Community to assume certain maintenance obligations, as outlined below, in order to preserve the aesthetics and safety of the community.

**NOW THEREFORE**, the Board adopts the following Resolution:

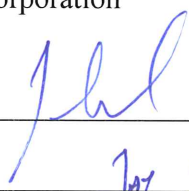
1. **Association Responsibilities**. In accordance with the terms of the Declaration, the Association hereby assumes all maintenance obligations for balconies in the community with the exception of surface planks / balcony surfaces, which will remain an owner obligation.

2. **Definitions.** Unless otherwise defined in this Resolution, initially capitalized terms defined in the Declaration shall have the same meaning herein.
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 Project.
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 Procedure 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 held on 3/5/2018 and in witness thereof, the undersigned has subscribed his/her name.

**WILLITS TOWNHOMES ASSOCIATION,**  
a Colorado Nonprofit Corporation

By: 

Printed Name: Jay Isenack

Its: President