

COLUMBINE TOWNHOUSES FIVE ASSOCIATION, INC.
RESOLUTION REGARDING ENCLOSED PATIO TREE AND FOLIAGE
MAINTENANCE RESPONSIBILITY;

WHEREAS, Article 4, Section 2(o) of the Bylaws states that the Board of Directors shall have the power in general to carry on the administration of the Association and to do all of those things necessary and reasonable in order to carry out the governing and the operation of the condominium property;

WHEREAS, Article 32(g) of the Declaration of Covenants, Conditions and Restrictions (CC&R) states that rules and regulations may be adopted by the Board of Directors concerning and governing the use of the general and limited common elements; provided, however, that such rules and regulations shall be furnished to unit owners prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory;

WHEREAS, Section 16(a) of the Declaration of Covenants, Conditions and Restrictions (CC&R) states that the maintenance and operation of the common elements including the limited common elements shall be the responsibility and the expense of the Association and a common expense of all of the condominium owners;

WHEREAS, for the convenience of the owners and to promote privacy of personal belongings, the Board of Directors has found it necessary to clarify the respective maintenance obligations regarding trees and foliage located within the enclosed patio fences of the individual condominium units;

WHEREAS, there is a need to adopt a Resolution pertaining to maintenance responsibility of the trees and foliage located inside the enclosed patio fences pertaining to the condominiums;

WHEREAS, It is the intent that this rule shall be applicable to all members of the Association and their residents and this resolution shall remain in effect until otherwise rescinded, modified or amended by a majority of the Board of Directors;

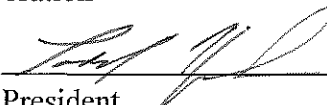
NOW, THEREFORE, be it resolved that the following responsible governance policy regarding enclosed patio tree and foliage maintenance responsibility is hereby adopted by the Board of Directors:

1. Trees and foliage located within the enclosed patio fence areas of any condominium unit are the maintenance responsibility of the homeowner residing therein. Therefore, homeowners are responsible for trimming/pruning of trees and trimming/pruning of bushes and foliage located within the enclosed patio fence areas.
2. All trees, shrubs and foliage located within the enclosed patio fence areas must be properly maintained and kept in good, clean condition at all times.

3. Homeowners are responsible for having dead trees, shrubs and foliage removed from the enclosed patio fence areas at their own expense.
4. Homeowners that desire to remove trees, shrub or foliage from the enclosed patio fence areas must inform the managing agent at least 48 hrs prior to scheduled removal. The Association must be informed of foliage removals in case damage occurs to the common or limited common elements during the removal process. Homeowners are responsible for the cost of any damage attributed to the common or limited common elements as a result of removing trees, shrubs or foliage from the enclosed patio areas.
5. Homeowners who remove dead trees/shrubs/foliage from the enclosed patio fence areas and wish to replace trees/shrubs/foliage therein must submit an Architectural Request Form to the Board of Directors for approval prior to any tree/foliage installation to ensure that the tree/foliage being planted will not cause future damage to Association components.
6. Condominium units in violation of this Resolution will be subject to enforcement under the Association's Resolution Regarding Covenant Enforcement.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Columbine Townhouses Five Association, Inc., a Colorado non-profit corporation, 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 1/10/13 and in witness thereof, the undersigned has subscribed his/her name.

COLUMBINE TOWNHOUSES FIVE ASSOCIATION, INC., a Colorado non-profit corporation

By:  _____
President