

**RESOLUTION OF THE  
BOARD OF DIRECTORS OF  
SAVANNAH OWNERS ASSOCIATION, INC.**

RE: Maintenance and Insurance Responsibilities of Association and Owners

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Savannah was recorded on July 27, 2004 at Reception No. B4133216 in the office of the Clerk and Recorder of Arapahoe County, Colorado (hereafter the "Declaration"); and

WHEREAS, all Condominium Units in Savannah are encumbered by, and subject to, the terms and provisions of the Declaration; and

WHEREAS, the Declaration sets out certain maintenance, repair and replacement responsibilities and insurance responsibilities of the Association and Owners in the Community; and

WHEREAS, in certain respects, the Declaration does not specify responsibility for maintenance, repair and replacement of, or responsibility for insuring, certain components that are not specifically identified, other than by general description; and

WHEREAS, the Association's Board of Directors and the Owners in the Community desire to clarify exterior maintenance, repair and replacement responsibilities and insurance responsibilities of the Association and Owners; and

WHEREAS, the Board of Directors has carefully considered whether the Association or the Owners are better suited to provide for the maintenance, repair and replacement of components in the Community as well as insurance responsibilities and desires to provide written guidance therefor.

NOW, THEREFORE, the Board of Directors of the Association hereby adopts the following resolution:

1. The Board of Directors hereby adopts the Maintenance and Insurance Responsibilities Chart attached hereto as Exhibit A and incorporated herein by this reference for the purpose of clarifying, identifying and assigning maintenance and repair responsibilities and insurance responsibilities in a manner that is consistent with the Declaration.
2. The Board of Directors shall cause this Resolution to be distributed to all Owners.

Savannah Owners Association, Inc.

By: *Doreen H. Smith*  
President

The undersigned hereby certifies that the foregoing Resolution, was adopted by the Board of Directors of the Savannah Owners Association, Inc. on the 18<sup>th</sup> day of July, 2018.

*Christina A. Koo*  
Secretary

**SAVANNAH OWNERS ASSOCIATION, INC.**  
**MAINTENANCE AND INSURANCE RESPONSIBILITIES<sup>1 2</sup>**

Item	Association Maintains	Owner Maintains	Association Insures	Owner Insures <sup>3</sup>
<b>COMMON ELEMENTS</b>				
Condominium Buildings, including, but not limited to, the crawlspaces, foundations, columns, girders, beams, supports, perimeter and supporting walls, exterior walls of any Building, the main or bearing walls within any Building, subflooring, roofs, gutters, downspouts, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits, and exterior surfaces except for the Units	X		X	
Attic spaces and improvements therein	X		X	
All land and easements making up the property	X		X	
Tanks, pumps, motors, fans, compressors, ducts, and, in general, all apparatus, and mechanical installations consisting of the equipment and materials making up any central services such as sewer, power, light, gas, hot and cold water, heating, refrigeration, central air conditioning which exist for common use, including the pipes, vents, ducts, flues, chutes, conduits, wires and other similar utility installations used in connection therewith and existing for common use of more than one owner	X		X	
Roads within the Project	X		X	
Underground utilities that serve more than one Unit	X		X	
Common Element Lighting	X		X	
Landscaping, including sidewalks, grass, shrubbery, trees, flowers, and gardens, and sprinkling system	X		X	
Fitness center	X		X	
Outdoor pool, spa, and deck	X		X	
All other buildings or similar structure other than the Condominium Buildings, including all fixtures and improvements contained therein, located on the Project	X		X	
Parking spaces and garages	X		X	
All other parts of the Project not specifically referenced yet existing for common use or necessary or convenient to the Project's existence, maintenance or safety	X		X	
Equipment rooms or spaces	X		X	

<sup>1</sup> Maintenance and insurance responsibilities based on review of the Declaration of Covenants, Conditions and Restrictions for Savannah, A Condominium, recorded on July 27, 2004, at Reception No. B4133216, in the real property records of Arapahoe County, Colorado. Maintenance responsibilities include repair and replacement of the identified components unless otherwise noted. This chart is intended for information purposes and does not supersede express provisions in, or exhibits to, the Declaration. Capitalized terms used herein have the same meaning as the same terms in the Declaration.

<sup>2</sup> This chart assumes no liability for any loss or damage due to the act or neglect of any Owner or such Owner's Guest. In the event of any act or neglect resulting in loss or damage to any property, including the Project or any Unit therein, Paragraph 28(h) of the Declaration shall apply and the Owner will bear the expense of repairs.

<sup>3</sup> This chart shows property insurance only. In some cases, Owners bear the responsibility for damages to the Common Elements or other Units due to negligent, willful or tortious acts. This chart does not capture all Owner liability insurance obligations; Owners should determine their individual coverage requirements in consultation with their insurance agents.

Item	Association Maintains	Owner Maintains	Association Insures	Owner Insures <sup>3</sup>
<b>LIMITED COMMON ELEMENTS &amp; INDIVIDUAL UNIT AIR SPACE</b>				
Chimneys, fireplaces and flues providing exclusive service to a Unit, other than cleaning the surface of the fireplace and firebox	X <sup>4</sup>		X	
Fixtures, appliances and equipment installed within a Unit, commencing at a point where they connect to the Utilities <sup>5</sup>		X	X <sup>6</sup>	
Utilities serving only the Owner's Unit		X		X
Patios, balconies, and deck enclosures other than interior surfaces	X		X	
Interior surfaces of patios, balconies, and deck enclosures		X	X	
All personal property of the Owner, including but not limited to, oven, range, refrigerator, furniture and furnishings including draperies, carpeting and other floor and wall coverings and decorations		X		X
Owner installed improvements and betterments and all upgrades installed by the Owner or any previous Owner		X		X
Interior non-supporting walls		X		X
Materials (such as, but not limited to, plaster gypsum dry wall, paneling, wallpaper, paint, wall and floor tile, and flooring, but not including the subflooring) making up the finished surfaces of the perimeter walls, ceilings and floors within the Unit		X <sup>7</sup>		X
Subflooring	X		X	
Perimeter doors and door frames, including patio doors, storage unit doors, and door hardware	X <sup>8</sup>		X	
Perimeter windows and window frames, including window mechanisms and hardware	X <sup>9</sup>		X	

<sup>4</sup> Owner shall keep in a neat and clean condition the fireplace within his Unit pursuant to Paragraph 16 of the Declaration.

<sup>5</sup> Utilities include water, sewer, gas, telephone, electricity, heating, ventilating, air conditioning, computer, cable, and master television antenna or cable or satellite television systems if any pursuant to Paragraph 15(f) of the Declaration.

<sup>6</sup> Association will only insure according to specifications and will not include Owner upgrades pursuant to Paragraph 23(a) (1) and Paragraph 23(2) of the Declaration.

<sup>7</sup> Each Owner shall have the obligation to replace any finishing or other materials removed with materials of similar quality or better quality than those which were removed pursuant to Paragraph 16 of the Declaration.

<sup>8</sup> An Owner shall maintain and keep his Unit in good repair including the surfaces of the doors of the Unit pursuant to Paragraph 16 of the Declaration. While the obligation to maintain and repair perimeter doors and windows is the Association's responsibility, the expense of repair or replacement of perimeter windows and doors of a Unit shall be assessed to the Owner of the affected Unit as a Reimbursement Assessment.

<sup>9</sup> An Owner shall maintain and keep his Unit in good repair including the surfaces of the windows of the Unit pursuant to Paragraph 16 of the Declaration.