

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
COLUMBINE TOWNHOUSES FIVE ASSOCIATION  
CONCERNING MAINTENANCE & REPAIR**

WHEREAS, the Columbine Townhouses Five Association is a Colorado Corporation duly organized and existing under the laws of the State of Colorado; and,

WHEREAS, there is need to define the homeowner's responsibility for the repair and maintenance of homeowner modifications or improvements to the exteriors or limited common elements of the units, as well as for damage caused by leaking pipes which are the homeowner's responsibility; and,

WHEREAS, Articles 15(a) and 16 of the Declaration of Covenants for Columbine Townhouses Five Association define who is responsible for the maintenance and expense of common elements, limited common elements and elements located within the owner's unit; and,

WHEREAS, the Board of Directors desires to establish an Association policy with respect to the maintenance and repair of exterior modifications or improvements made by a homeowner, as well as an individual's responsibility for damage caused by a leaking pipe which serves only that unit.

**RESOLVED THAT:**

1. The owner shall be responsible for repairing and maintaining any and all modifications or improvements made to the exterior of his unit or any limited common element appurtenant to his unit made by the owner or his predecessor in title.

2. The owner shall be responsible for repairing and maintaining lines, pipes, wires, conduits or other systems (collectively referred to as "utilities") in the interior or exterior of the unit, which includes but is not limited to all piping that extends from the interior of the unit to the exterior of the unit, which serves only that unit.

3. Any damage caused by a leaking or frozen pipe which serves only one unit shall be the sole responsibility of the owner of said unit. Homeowners have the responsibility to monitor any hose, spigot or exterior faucet connected to their unit to prevent damages to their unit and the pipes which serve their unit.

The foregoing Resolution was duly adopted at a regular Board meeting by at least a majority of a quorum of directors on July 11, 1995.

BOARD OF DIRECTORS OF COLUMBINE TOWNHOUSES FIVE ASSOCIATION:

By: Marilyn Coffey  
President

Attest: Dave Keenan  
~~Secretary~~  
Vice-Pres