

POLICY FOR HANDLING OF RESERVES

This Policy supersedes and replaces all prior policies regarding reserves.

PURPOSE: The following policy was adopted by the Board of Directors of The Country Club Ridge Condominium Association, Inc. ("the Association") pursuant to Colorado law at a regular meeting of the Board.

AUTHORITY: The Declaration of Covenants, Conditions and Restrictions of Country Club Ridge Condominiums recorded on April 8, 2004 at Reception B4063629 ("Declaration"), the Bylaws of the Association, the Colorado Common Interest Ownership Act ("CCIOA"), §§7-128-401, 38-33.3-209.5 and 38-33.3-303, C.R.S., and other applicable Colorado and Federal laws.

EFFECTIVE: October 1, 2017

RESOLUTION: The Association hereby adopts the following Policy:

1. The Association shall establish and maintain a reserve fund out of the annual assessments. The purpose of the Reserve Fund shall be to responsibly fund and finance the projected repair and replacement of those portions of the Community that the Association is responsible for and for such other funding as the Board may determine. The portions of the Community that the Association is responsible for typically have limited but reasonably predictable useful lives.
2. The Board may invest funds held in the Reserve Fund account to generate revenue pursuant to the following goals, criteria and policies:
 - a. To promote and protect the safety of the Fund's principal.
 - b. Ensure availability of assets for projected or unexpected expenditures.
 - c. Minimize investment costs.
 - d. Mitigate the effects of interest rate volatility.
 - e. Seek the highest level of return.
3. Unless specifically approved by the Board, all investments shall be FDIC insured.
4. The Board may hire qualified investment counselors.
5. The Board may determine that a Reserve Study is necessary in order to determine necessary funding of the Reserve Fund.

Definitions.

Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

Supplement to Law.

The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado.

Deviations.

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

Amendment.

This Policy may be amended from time to time by the Board of Directors.

Severability

Invalidation of one of the foregoing provisions by court order or judgment shall have no effect on the remaining provisions which shall remain in full force and effect.

CERTIFICATION:

The undersigned, being the Secretary of the Board of Directors of The Country Club Ridge Condominium Association, Inc., a Colorado nonprofit corporation, certifies that this Policy was adopted by Resolution approved by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on September 18, 2017 and in witness thereof, the undersigned has subscribed his/her name.

**THE COUNTRY CLUB RIDGE
CONDOMINIUM ASSOCIATION, INC.,**
a Colorado non-profit corporation

By: 
Its: _____