

RESOLUTION 2014 - 01
OF THE
COTTAGES AT FOREST PARK HOMEOWNER'S ASSOCIATION
REGARDING RESPONSIBILITY OF
"AFTER-MARKET BETTERMENTS"

SUBJECT: Adoption of a Resolution to address a Unit Owner's responsibility for installation of any "after-market betterment" on common property owned by the Cottages at Forest Park Homeowner's Association.

PURPOSE: To clarify who is responsible for maintenance of any "after-market betterments" and any liability associated therewith the betterment.

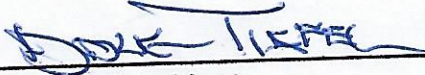
AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado Law.

EFFECTIVE DATE: January 21, 2015

RESOLUTION: The Association hereby adopts the following policy: Owners are responsible for the maintenance of all improvements within a Unit as defined by the recorded Forest Park Cottages Covenants and Condominium Plat Map. The referenced Plat Map illustrates the air space boundaries of each unit. A simplistic description of each unit's boundaries would be that the interior of each Unit would be the existing interior walls and windows with drywall to drywall and wooden sub-floor to drywall ceiling. All areas outside of this interior description are the responsibility of the HOA. No improvements may be made on Association Property without having first obtained written approval from the Board of Directors. If such request is made and written approval is given to the Unit Owner for the contemplated improvement, such improvement will be described as an "after-market improvement". The Unit Owner will be liable for the perpetual maintenance and any liability associated with the "after-market improvement". In addition the Unit Owner shall indemnify the Association for any liability associated with the failure or any negative consequences associated with the "after-market improvement". Some examples of "after-market improvements which have been previously approved by the Board of Directors are skylights, attic fans, screened patios and looping hot water systems.

CERTIFICATION: The undersigned, being the President of the Cottages at Forest Park Homeowner's Association, a Colorado non-profit corporation, hereby certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors of the Association on 1/21/15 and in witness thereof, the undersigned has subscribed his/her name.

The Cottages at Forest Park Homeowner's Association,
a Colorado non-profit corporation

By: 
President