

COLUMBINE TOWNHOUSES ONE ASSOCIATION, INC.  
Governance Policy Concerning Reserve Studies

This Governance Policy Concerning Reserve Studies is adopted this 23rd day of April, 2013, by the Board of Directors of the Columbine Townhouses One Association, Inc. ("Association") in accordance with the requirements of Colorado Revised Statute 38-33.3-209.5.

It is the policy of the Association to conduct a reserve study for the portions of the Association's community that are maintained, repaired, improved or replaced by the Association as follows:

The Association shall prepare internally, or request the external preparation of, a reserve study for those items of the Association's community that are maintained, repaired, improved or replaced by the Association. The reserve study will be periodically updated when deemed appropriate by the Board of Directors but shall be updated no less frequently than every five (5) years.

The individual or individuals preparing the reserve study may or may not have professional experience in conducting the reserve study. The reserve study will be based on both physical and financial analyses of the Association's community.

The reserve study will recommend a funding plan for any work recommended by the reserve study. The funding of the work recommended by the reserve study will be reviewed at least once per year and incorporated into the Association's then-current budget.

Sources of funding will generally consist of regular periodic maintenance fees collected by the Association. However, in the event of an urgent and/or unforeseen reserve, the Board of Directors shall be entitled to fund the expenditure by any legal means not prohibited by the Association's governing documents, including but not limited to the levy of one or more special assessments or the borrowing of funds.

Wherefore, this Governance Policy Concerning Reserve Studies is adopted this 23rd day of April, 2013, to be effective on January 1, 2013

COLUMBINE TOWNHOUSES ONE ASSOCIATION,  
INC.

Judith K. Johnson  
JUDITH K. JOHNSON

By: \_\_\_\_\_, its: President