

**RESOLUTION  
OF THE FRENCH CREEK TOWNHOME ASSOCIATION, INC.**

**SUBJECT:** Maintenance, Repair and Replacement Responsibility for Balconies

**PURPOSE:** To clarify the extent of the Association's responsibility for the maintenance, repair and replacement of balconies.

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

**EFFECTIVE  
DATE:** January 7, 2008

**RESOLUTION :**

1. Article IX, Section 1(a) of the Declaration states:

Subject to Section 1(b) of this Article IX, the maintenance and repair of each Lot, including but not limited to the interior and exterior of the residences and other improvements constructed thereon, shall be the responsibility of the Owner(s) thereof.

2. Article IX, Section 1(b) of the Declaration states, in part:

Notwithstanding the provisions contained in Section 1(a) of this Article IX, the Board of Directors of the Association may determine that the Association shall provide exterior maintenance upon the structures of each Lot which is subject to assessment hereunder, as follows: paint, repair, replacement and care of...other exterior improvements with the nature and extent of such maintenance to be as may be established from time to time by the Board of Directors with the concurrence of the members of the Association....

3. The Association will periodically stain balconies, on a schedule to be determined by the Board of Directors.

4. Owners are responsible for all other maintenance, repair and replacement of the balconies located on the Lot.

**PRESIDENT'S  
AND  
SECRETARY'S**

**CERTIFICATION:** The undersigned, respectively being the President and Secretary of French Creek Townhome Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, and concurred with by members voting in person or by proxy at the annual meeting on Jan. 7, 2008. In witness thereof, the undersigned have subscribed their names.

FRENCH CREEK TOWNHOME ASSOCIATION, INC.  
a Colorado non-profit corporation,

By: \_\_\_\_\_  
Tereasa Harsh, President

ATTEST:

By: \_\_\_\_\_  
Linda Hirschfeld, Secretary