

**RESOLUTION OF
PINEHURST BLUFFS HOMEOWNERS' ASSOCIATION, INC.
REGARDING "OTHER EXTERIOR IMPROVEMENTS"**

SUBJECT: Clarifying the term "other exterior improvements".

PURPOSE: To provide notice of the Association's adoption of a Resolution clarifying the term "other exterior improvements" as it relates to the maintenance of improvements on the Lots within the Pinehurst Bluffs community ("Community")

AUTHORITY: Declaration of Covenants, Conditions and Restrictions of Pinehurst Bluffs ("Declaration"), Bylaws of Pinehurst Bluffs Homeowners' Association, Inc. ("Bylaws"), the Articles of Incorporation of Pinehurst Bluffs Homeowners' Association, Inc. ("Articles"), and Colorado law.

EFFECTIVE DATE: July 1, 2015

RESOLUTION:

WHEREAS, Article IX, Section 1(a) of the Declaration requires the Association to maintain the Common Areas in the Community and the improvements located thereon as well as provides for the maintenance and repair of each Lot, including the exteriors, but not the interiors, of the residence as it relates to the paint, stain and repair of the exterior façade, replacement and care of roofs, gutters, downspouts, exterior building surfaces, fences, walks and other exterior improvements;

WHEREAS, the Declaration is unclear as to what encompasses "other exterior improvements"; and;

WHEREAS, the Board of Directors of the Association has the authority to clarify ambiguities in the Declaration through a resolution.

NOW THEREFORE, the Board of Directors hereby resolves as follows:


1. The term "other exterior improvements" shall **not** include the window wells within the Community or any Owner installed improvements.
2. Every Owner shall be responsible for the maintenance, repair, and replacement of the window wells and Owner installed improvements on their Lots.

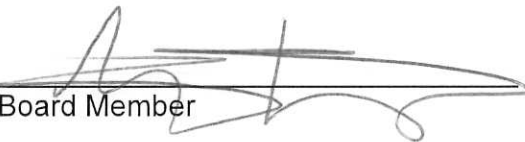
3. No Owner may replace the window wells or install an Owner improvement on their Lot without first submitting a design review request to the Architectural Control Committee and obtaining the written approval of the Architectural Control Committee.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Pinehurst Bluffs Homeowners' Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association as an action outside of a meeting on July 1, 2015 and in witness thereof, the undersigned has subscribed his/her name.

PINEHURST BLUFFS HOMEOWNERS'
ASSOCIATION, INC. a Colorado nonprofit
corporation,

By: 
President

By: 
Board Member

By: 
Board Member