

ROOF MAINTENANCE RESOLUTION
OF
CAMPFIRE MOUNTAIN HOMES ASSOCIATION

This Resolution of the Campfire Mountain Homes Association ("Association") is entered into this 1st day of November, 2018, by the Officers of the Association at the direction of the Executive Board ("Board").

WITNESSETH:

WHEREAS, Article 9, Section 10.3 of the Declarations states that:

"Apportionment of Annual Assessments. (c) Common Expenses or portions thereof predominately or exclusively benefitting fewer than all of the Units which shall be assessed against the Units benefitted."

WHEREAS, Article 11, Section 11.4 of the Declarations states that:

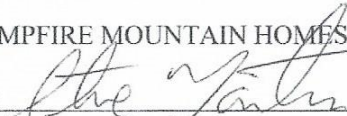
"Responsibility of the Association. The Association, without the requirement of approval of the Owners, shall maintain and keep in good repair, replace, and improve, as a Common Expense, all of the Project not required in this Declaration to be maintained and kept in good repair by an Owner or by Declarant. Specifically, the Association shall provide: maintenance of each Building, including but not limited to, painting, repair, replacement maintenance, and care of roofs, gutters, downspouts, and exterior building surfaces..."

WHEREAS, this Board desires to clarify that heat tape installation, maintenance, operation, and replacement expenses shall be apportioned to the Units benefitting, while general roof repairs and maintenance will be upkept by the Association as a Common Expense. Failure to properly install, maintain, or operate heat tape resulting in ice damming or other damage shall be deemed as negligence by the Owner. All heat tape installations must be approved in writing by the Board of Directors.

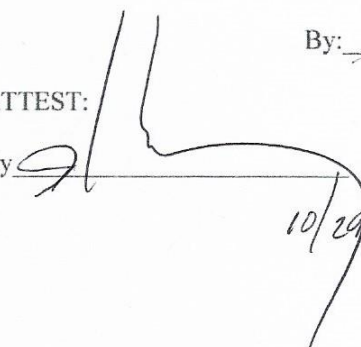
NOW, THEREFORE, the Board does hereby Resolve that the Campfire Mountain Homes Condominium Association will not install, maintain, or operate heat tape as a Common Expense. However, it is understood that when the roofs are replaced, the Association intends to remove and replace all heat tape and assume responsibility at that time.

IN WITNESS WHEREOF, this Resolution was signed at Dillon, Colorado, on the day and year first above written by the duly authorized Officers of the Association.

CAMPFIRE MOUNTAIN HOMES ASSOCIATION

By: 
President

ATTEST:

By  (Secretary)

10/29/18