

Rosewood Hills Property and Homeowners Association, Inc.

RESERVE STUDY POLICY

Adopted on: January 19th, 2017

The following procedures have been adopted by **ASSOCIATION** ("Association") pursuant to C.R.S. 38-33.3-101 as amended, at a special meeting of the Board of Directors.

Effective date: February 1st, 2017

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy for conducting Reserve Studies:

1. Periodic Reserve Studies Required. Periodically, with a goal of at least every five (5) years, the Board shall conduct a Reserve Study. The Study will:
 - (a) Assign (or update) a reasonable useful life for each Common Element component to be maintained by the Association.
 - (b) Assign (or update) a reasonable cost of repair or replacement for each component based on current costs for the area.
 - (c) Set forth a repair & replacement schedule that identifies when work will be performed on each component, and which, in calculating the cost of each repair or replacement, takes into account the cost of inflation.
 - (d). Establish a funding plan for the reserve account necessary for such repairs and replacements.

The Board may request assistance to prepare the Reserve Study from any manager employed by the Association or from a reserve study analyst or may engage in a self-study program or other means of educating itself about an appropriate reserve study.

2. Miscellaneous.

- (a) Failure by the Association to enforce any provision of these Policies and Procedures shall in no event be deemed to be a waiver of the right to do so thereafter.
- (b) The provisions of these Policies and Procedures shall be independent and severable. The invalidity of any one or more of the provisions hereof by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which other provisions shall remain in full force and effect.

Rosewood Hills Property and Homeowner's Association, Inc.

By: _____
President

Attest:

Secretary

This Reserve Study Policy was adopted by the Board of Directors on the 19th day of January, 2017, effective the 1st day of February, 2017, and is attested to by the Secretary of the Association.

Damian Cercone, Secretary