

**RESOLUTION
OF THE
ANTELOPE PROPERTY OWNERS ASSOCIATION, INC.
REGARDING DISCLOSURE OF DOCUMENTS**

SUBJECT: Adoption of a policy and procedure regarding the disclosure of Association documents to Owners pursuant to the requirements of the Colorado Common Interest Ownership Act.

PURPOSE: To adopt a policy and procedure to be followed for the disclosure of documents to Owners as required by the Colorado Common Interest Ownership Act.

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

EFFECTIVE DATE: 14 Nov 06

RESOLUTION: The Association hereby adopts the following policy and procedure regarding the disclosure of documents to Owners pursuant to Colorado law.

1. General Information. Upon reasonable notice from an Owner, the Association shall make the following information available by posting on the Association's website with notice of the website address mailed or e-mailed to all Owners, by mailing the information to Owners, by personally delivering to Owners, or by maintaining a literature table or binder at the Association's principal place of business:

- (a) The association's name;
- (b) The name of any designated agent or management company for the Association;
- (c) The physical address and telephone number for the Association and any designated agent or management company;
- (d) The name of the common interest community;
- (e) The initial date of the recording of the Association's Declaration; and

- (f) The Declaration's reception number or book and page where the Declaration is recorded.

2. Updated General Information. If the Association's address, designated agent, or management company changes, the Association shall make updated information available to all Owners, in the manner provided above, within 90 days of the change.

3. Annual Disclosures. Within 90 days after the end of each fiscal year, the Association shall compile and have ready for disclosure by posting on the Association's website with notice of the website address mailed or e-mailed to all Owners, by mailing the information to Owners, by personally delivering to Owners, or by maintaining a literature table or binder at the Association's principal place of business, the following:

- (a) The date the Association's fiscal year begins;
- (b) The Association's operating budget for the current fiscal year;
- (c) A list, organized by unit type, of the Association's current regular and special assessments;
- (d) The Association's annual financial statements, including any money held in reserve, for the fiscal year immediately preceding the current annual disclosure;
- (e) The results of the Association's most recent available financial audit or review;
- (f) A list of all Association insurance policies;
- (g) The insurance company names, policy limits, policy deductibles, additional named insureds, and expiration dates of all insurance policies listed;
- (h) The Association's Declaration, Bylaws, Articles of Incorporation, and Rules and Regulations;
- (i) The Board meeting and Member meeting minutes for the fiscal year immediately preceding the current annual disclosure; and
- (j) The Association's responsible governance policies.

Upon reasonable notice from an Owner, the Association shall make the above information available to an Owner at no charge to the Owner. However, if the above disclosure is made through maintaining a literature table or binder, the Association may charge Owners for the cost of copies of the documents.

4. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

5. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.

6. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

7. Amendment. This policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Antelope Property Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 14 Nov 06 and in witness thereof, the undersigned has subscribed his/her name.

**ANTELOPE PROPERTY OWNERS
ASSOCIATION, INC.**

a Colorado non-profit corporation,

By: Chad Glees President
President