

**RESOLUTION OF
THRAEMOOR IN THE PARK TOWNHOME ASSOCIATION
ADOPTING A POLICY AND PROCEDURE FOR
BILLING OF WATER BILLS**

- SUBJECT:** Adoption of policy and procedure for billing to the owners the privately metered water costs for their townhome.
- PURPOSE:** To establish a policy that the Association will include as part of the assessments all common area metered water costs and it will be the owners' responsibility to pay the water costs as metered for their townhome effective June 1, 2009.
- AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.
- EFFECTIVE DATE:** March 12, 2009
- RESOLUTION:** The Board on behalf of the Association hereby adopts the following policy and procedure regarding the water expenses that are to be included in common area assessments and the water expenses to be paid by the owners:
1. General: Per Article 5.2(b) Amount of Monthly Common Expense Assessments of the Thraemoor in the Park Townhomes Declaration of Covenants, Conditions and Restrictions Reception No. F103773, requires that common area water and sewage charges be included in the assessment and not the individual townhome use of water that is privately metered.
 2. Policy: The Board of Directors acting on behalf of the Association shall continue to include in common area assessments all common area water and sewage charges and shall make it the responsibility of the owners to pay for all charges for water pertaining to their own usage as metered for their townhome.
 3. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

4. Supplement to Law. The provisions of this Resolution shall be in addition to and supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
5. 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.
6. Amendment. This Policy may be amended at any time by the Board.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Thraemoor in the Park Townhome Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 28, 2017 and in witness thereof, the undersigned has subscribed his/her name.

THRAEMOOR IN THE PARK TOWNHOME ASSOCIATION.

A Colorado nonprofit corporation

By: Bret H. [Signature]
President