

**RESOLUTION OF
THRAEMOOR IN THE PARK TOWNHOME ASSOCIATION
ADOPTING A POLICY AND PROCEDURE FOR
PAINTING EXTERIOR TOWNHOME UNITS**

SUBJECT: Adoption of policy and procedure for painting all the buildings in the Thraemoor in the Park Townhomes community.

PURPOSE: To establish a standard policy for the repainting of the units (Buildings) of the community to maintain an attractive community and enhance property values.

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

**EFFECTIVE
DATE:**

8-13-09

RESOLUTION: The Board on behalf of the Association hereby adopts the following policy and procedure regarding the repainting of the Thraemoor in the Park Townhome units:

1. General: Per Article 4.1 (b) Management and Maintenance Duties of the Thraemoor in the Park Townhomes Declaration of Covenants, Conditions and Restrictions, Reception No. F103773, requires that the Association maintain and repair the exterior surfaces of the structures on each lot including painting, without limitation, as often as necessary; and the replacement of trim and caulking.
2. Policy: Until such time as professionally prepared color palettes are selected and presented to the owners for approval by consensus as a master plan to change the color scheme of the community, the following is the resolution of the Board of Directors to govern the repainting of the Thraemoor in the Park Townhomes units:
 - a. Repaint the surface of each townhome unit with the same color as the existing color. When samples are not available a slight variation in paint color is acceptable. In those situations where the Board of Directors determines the existing color needs to be changed due to poor color choice or prone to fading the Board of Directors can approve changing the color and trim of an individual townhome unit based on the recommendations of a qualified painting contractor.

- b. Repaint the trim and vents with the same accent color as the existing trim or white color.
 - c. Deck, porch and stairway railings are to be repainted with the same color as the trim and the upper top rail of decks are to be replaced when needed with the same color and type of the composite material used in the community.
 - d. Garage doors are to be repainted the white color used on the other garage doors in the community.
 - e. Gutters and downspouts are to be repainted with the same color or the color of the surface from which they project.
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 8-13-09 and in witness Thereof, the undersigned has subscribed his/her name.

THRAEMOOR IN THE PARK TOWNHOME ASSOCIATION.

A Colorado nonprofit corporation

By: 
President