

HIDEAWAY TOWNHOUSES SUBDIVISION HOMEOWNERS ASSOCIATION RULES
AND REGULATIONS AS AMENDED January 1, 2024

Authority: Pursuant to the authority granted by the Colorado Common Interest Ownership Act, the Hideaway Townhouses Subdivision Articles of Incorporation, the Bylaws, Responsible Governing Policies and Procedures, and the Declaration of Covenants, together with any amendments which are in full force and effect as of January 9, 2023 (Association Documents) the Executive Board of Directors (Board) of the Hideaway Townhouses Subdivision Homeowners Association (HOA) hereby enacts the following Rules and Regulations and policies. These Rules and Regulations (Rules) supplement and are included in the Association Documents, which together shall govern the use of the Hideaway Townhouses Subdivision Common Elements, facilities, and personal conduct of the Hideaway HOA members and guests as well as establish penalties for infractions. These Rules and Regulations shall replace all existing Rules and Regulations as of August 20, 2017. The Hideaway Townhouses Subdivision is within the Eagles Nest Property Homeowners Association (ENPHA), Town of Silverthorne, and Summit County and the Rules, Regulations, Requirements and Covenants of those governing bodies apply to the residences and residents of Hideaway. Should any conflict exist between Hideaway and these governing bodies, Hideaway will submit to the proper governing body's rules.

The Board of the Hideaway HOA is the sole interpreter of the Hideaway HOA Rules and Regulations. Homeowners are advised that no failure of the Board to insist on the strict adherence to any provision of the Rules shall constitute a waiver of such provisions unless such waiver is made in writing by the Board. Nor shall any failure to enforce any provision of the Rules prevent the Board from subsequently exercising any of the rights and remedies found in the Rules for any subsequent breach. The Rules and Regulations are intended to be applied in their entirety; however, should any provision or requirement be determined by a competent jurisdiction to be illegal, unenforceable, or otherwise void, the remaining provisions, as may be amended from time to time, shall remain in full force and effect.

Local, State and Federal Laws. The Rules established by the Hideaway HOA shall not supersede any local, state or federal laws and regulations. Civil complaints and violations of local ordinances or state or federal laws shall be pursued through normal legal channels without involvement of the Hideaway HOA or the Board. Any owner or resident in violation of applicable laws and regulations of the United States, the State of Colorado, the Town of Silverthorne, the County of Summit, or any governmental agency with authority shall hold the Hideaway HOA and other residents harmless from all fines, penalties, costs, and prosecutions for any violation or noncompliance.

Definitions of Association elements

There are three distinct elements within the boundaries of the Association that influence who has control over certain elements:

1) Dedicated Element: that property under the owner's complete control – for example, the townhome's interior space and garage.

2) Limited Common Element: that property which is controlled by the Association, but is designated for the exclusive use of an owner – for example, front porches and balconies, rear decks and originally-constructed rear patios, driveways, and front door entrances.

3) Common Element: that property solely controlled by the Association – for example, green space, access roads, streets, and landscaping berms in front of the townhomes.

Rules and Regulations

1. Single Family Residences. Each Unit is restricted to use as a single-family residence. Owners may rent or lease a Unit, in its entirety, to a single family for use by said family. In accordance with the Declaration, a Unit may not be used or rented for transient, hotel, or motel purposes. This is intended to prohibit short term rentals (less than 30 days). A copy of the written lease and proof of renter insurance shall be delivered to the Hideaway HOA via the management company within 10 days of lease execution. A paragraph in the lease must be inserted as follows: "By the signature(s) below, we the lessees affirm we have received a copy of the Hideaway Rules and Regulations. We understand that we are bound by such rules and regulations the same as if we were owners." Subleasing by tenants is not

permitted. Prohibition of subleasing includes using a long term lease to a rental agency that then subleases to short term tenants.

2. Fences. No fences, except those pre-approved by the Board and Eagles Nest Architectural Committee are permitted. Electric underground fences designed to keep pets confined within a certain area are not allowed per Section 9 stating all pets in common areas must be leashed.

3. Nuisances. No noxious or offensive activity shall be carried on at any Hideaway Unit or Common Elements, nor shall anything be done or placed thereon which may be, or become, a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to other owners in the enjoyment of their Units, or in their enjoyment of Common Elements. In determining whether there has been a violation of this paragraph, recognition must be given to the premise that owners by virtue of their interest and participation in the Hideaway are entitled to the reasonable enjoyment of the natural benefits and surroundings within the Hideaway. Without limiting any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices will be affixed to a unit, except security devices used exclusively to protect the security of a private area and improvements thereon, shall be placed or used upon any private area. Hot tub activities, outside music playing, and external lighting shall be conducted to respect the privacy of and avoidance of disturbances to adjacent neighbors and in compliance with the ordinances of the local authorities. Hot tub and patio spotlighting is not permitted.

4. Hazardous Activities. There shall be no activity or improvement on any Property of the Hideaway property, which is or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon the Property, hazardous and flammable material storage is not permitted on or in any area of the Property, and no open fires shall be lighted or permitted within an interior or exterior fireplace. No fireplaces, Chimeneas, charcoal, gas, or wood burning grills, wood burning fire pits, or similar devices shall be stored or used at any time at the Hideaway property. Propane bottles, firewood, coal, scrap lumber, and other combustible materials shall not be used or stored at any time in, on or adjacent to the Hideaway structures, including common areas, decks, balconies, inside garages or driveways. Electric grills are permitted. Such prohibited materials and appliances may be removed by the

Management Company after 3 days notice to the Unit owner. The board has the discretion to regulate or prohibit temporary lighting (including holiday lighting) that the board deems to be a potential electrical or fire risk.

5. Outside Storage. No furniture, fixture, equipment, tools, appliances, or other goods not in active use shall be stored in any open area or Unit exterior in such a manner that such material is visible from a neighboring Unit, from Common Elements or the golf course. Balconies, porches, decks, rear patios, and front door entrances are not to be used to display or store any material or equipment, other than outdoor-related furniture – size-appropriate tables, chairs, loungers and the like. Outdoor clotheslines are not permitted. Floor coverings are not permitted on the exterior balconies. All other personal property – bicycles, tricycles, toys, recreational equipment, and building tools – shall be kept inside the home or the garage. No cut grass, tree clippings or plant waste, lumber, metal, other building materials, scrap, refuse or trash shall be stored or allowed to accumulate in or on the Common Elements or in areas visible from the Common Elements. Flammable liquids may not be used or stored on the property. Patio furniture shall be appropriately maintained. Torn grill covers shall be replaced. Hot tub covers shall be repaired or replaced when ripped or torn. With the exception of water hoses in use for landscaping, all hoses shall be coiled or hung on hose hangers when not in use. Seasonal items such as flower boxes and bird feeders are allowed as long as they are removed when the season is over. Seasonal is defined to support normal bird habitat and migration periods of March through November.

6. Snowplowing. Snowplowing will be conducted along the common access roads and sidewalks within the residential areas. Snow drifting due to winds following the main snow removal event shall be the responsibility of the Unit owner until the next snow removal event. Vehicles shall be removed from the Common Elements, guest parking areas, and driveways during winter snowstorms to allow adequate snow removal. Vehicles in Common Elements and guest parking areas that inhibit snow removal can result in charges to the Unit if snow removal must be called back to clear the area or towing is required. If a Unit owner fails to remove vehicles from their driveway to facilitate snowplowing, then the Unit owner shall be responsible for the removal of snow from their driveway and the owner will be responsible for any subsequent liability because the area could not be plowed as scheduled.

7. Storage of Vehicles.

A. Garages. Garages are restricted to occupancy by the owner or occupant of the Unit for storage and parking spaces for vehicles. Garage doors shall remain closed when not in use for ingress or egress of vehicles and general cleaning. No boat, camper on- or off-supporting vehicles - trailer, tractor - truck of no greater than ¾-ton capacity, towed trailer, motorcycle, disabled, junked or abandoned vehicle, motorhome, mobile home, recreation vehicle or any other vehicle the primary purpose of which is for recreational, sporting, or commercial use shall be parked or stored in, on or about any Unit or street within the property, except within the attached garage. Reasonable turn-around times for loading and unloading RVs and motorhomes are permitted in Hideaway. If the Unit's driveway space is adequate for parking the motorhome, then 48 hours is permitted. Overflow parking spaces may be used for one overnight parking only. RVs and motorhomes shall not be parked on Hideaway roads because of obstruction to fire lanes. For any further extended parking, the management company must be notified and a firm departure date approved. The HOA does not permit occupancy of the RV or motorhome under any circumstances. Violators will be required to immediately remove the vehicle from Hideaway Subdivision property. Owners shall park any motor vehicle that displays commercial signage in the attached garage. Motor vehicles that display commercial signage or are of a commercial nature may not be parked in driveways, visitor parking, or on the Common Elements, except when active work is being done on the Unit and only during the hours of 7:00 a.m. to 7:00 p.m. to support work at the Unit.

The Hideaway HOA and the Board, or their representatives, shall have the right to enter unenclosed portions of the Unit and all Common Elements to remove and store at the owner's expense vehicles in violation of this section. The owner shall be entitled to notice and hearing prior to such action.

B. Parking. Owners and tenants are required to use the Unit's designated parking in their garage, driveway in front of garage, or specifically designated parking spot for their Unit. Owners and tenants may not park in guest spaces at any time. Vehicles of short-term guests or agents of the owner may be

parked for no more than 72 consecutive hours in designated guest parking, no vehicle shall be regularly kept in any area other than in the garage, driveway, or specifically designated parking space to the Unit. Long-term guests shall comply with the requirements of owners and tenants. Vehicles that are on site and in guest parking for more than the 72 hours shall be in violation of these rules. This includes vehicles that are moved from spot to spot in an attempt to avoid compliance with the intent of this rule. While driveways directly in front of a Unit's garage are Common Elements, parking by that Unit's occupant or by permission of that Unit's owner is permitted in the driveway if the parking does not violate the restrictions noted below. Vehicles may be towed away, at owner's expense, when obstructing traffic, fire access or device, snow removal, trash collection, access to another unit's parking space, or on the Common Elements of the HOA. Three violations within a 30-day period will result in towing. Violations are per unit, not per vehicle. Each separate incidence by all vehicles belonging to the unit will be tracked. When the total of violations by the unit equals three, any vehicles belonging to that unit will be towed without further warning every time they are found in guest parking. Owners who have guests staying longer than 72 hours should request a long-term guest parking permit from management. The permit is valid for up to 15 days and may be renewed one additional time. Warnings of parking violations may be given to violators, but are a courtesy and not a requirement prior to fine enforcement. Per Colorado law, 24 hour written notice will be provided before towing.

C. Streets. Except for Kestrel Lane, the streets within the Hideaway are privately maintained by the HOA. These streets are designated fire lanes. Parking on these streets is prohibited and any vehicle parked in such a manner shall be subject to removal at the owner's expense by the Hideaway HOA or the Town of Silverthorne. This includes parking in front of berms and in a driveway extending beyond of the natural line of a driveway's intersection with the fire lane.

D. Requests for Exemption. Unit owners may request an exception to the parking policies by submitting a written request to the Board, care of the management company. The Board will consider each request on its own merit and notify the owner of the result. Requests for exemption shall

include the exceptional rationale for needing additional parking, beyond that which is available in their own garage, driveway, and specifically designated parking spot.

8. Vehicle Repairs. No maintenance, service, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device shall be carried out except within a completely enclosed structure which screens the sight and sound of the activity from the street and from other Units. Large-scale painting and the use or storage of hazardous or flammable materials within or adjacent to any structure is prohibited.

9. Pets. No animals, birds or reptiles of any kind shall be kept in any Unit, except for dogs and cats that are household pets. Pets shall not be kept for any commercial purposes. Every household pet shall be controlled by the owner and shall not be allowed off the owner's Unit except when properly leashed (per the Town of Silverthorne Leash Law, §2-2-6) and accompanied by the pet's owner or their representative. No animal shall be permitted to be in any Common Element of the Hideaway except on a leash and under the immediate control of its owner or owner's agent. No animal shall be tied to or housed on or in a Common Element. No pet runs are allowed. Pet owners are responsible for cleaning up after their pet(s) and disposing of feces in a sanitary manner. Each owner of a household shall be financially responsible and liable for any damage caused by his household pet. Any pet causing or creating a nuisance or unreasonable disturbance of noise shall be permanently removed from the property following notice and hearing. The Owner shall hold the Hideaway HOA and Board harmless from any claim resulting from any action of their pets. Problems should be referred to County Animal Control Office (970) 668-3230.

10. Access to Common Elements. Unless approved in writing by the Architectural Review Committee as provided in Article VIII of the Declaration, no owner shall install any structure whatsoever upon or permit any structure to intrude upon or overhang the Common Elements, and no owner shall engage in any activity which would temporarily or permanently deny free access to any part of the Common Elements of all owners. No use shall be made of the Common Elements which would deny ingress or egress by any owner to such owner's Unit. No owner, tenant or guest is permitted to use, or to modify, any of the

Association's common elements for personal reasons. Personal items, such as flower boxes, decorative items, grills are not permitted on the green space, landscape berms or other common areas. If Association landscaping is in need of trimming or removal, the management company should be notified. However, planting colorful, size-appropriate annuals and perennials in the landscape berms is permitted and encouraged – as long as those plantings are cared for during the growing season and trimmed back or removed over the winter months.

11. Restrictions on Trash and Garbage. No trash, refuse, or debris shall be thrown or dumped on the Common Elements. The burning of any refuse or debris is prohibited. No outdoor storage of any trash is allowed except in the Common Element dumpsters which shall be kept closed at all times and protected from wildlife intrusion until the day of collection by a commercial trash disposal company. Boxes should be flattened. No large or hazardous items shall be placed in dumpsters, including, but not limited to, furniture, mattresses, appliances, carpeting, paints, oils, hazardous materials, tires, and construction debris. Improper disposal of such items may subject the owner to the special pickup fee invoiced to the Hideaway HOA by the waste management company. Items for disposal need to fit through the side opening of the dumpster and shall not be placed adjacent to the dumpster, on top of the dumpster, or anywhere along the dumpster enclosures. It is the Unit owner, tenant or guest responsibility to properly dispose of large or hazardous items. Please assist by picking up trash displaced and/or dispersed upon the Common Elements by wildlife, wind, or the like. Dumpsters are provided for the exclusive use of Hideaway Owners, guests, and tenants. Use by any other individual constitutes a trespass subject to legal actions. Fees for handling inappropriate or misplaced items that are charged to the HOA shall be billed back to the responsible entities when they can be identified.

12. Restrictions on Signs and Advertising. No sign, poster, billboard, advertising device, or display of any kind shall be erected or maintained anywhere within the Property so as to be evident to public view, except for a nameplate or sign not exceeding 18-square inches in area on the main door to each Unit, and except signs as may be approved by the Board. A sign advertising a Unit for sale or for lease may be placed on such Unit provided, however, that standards relating to dimensions, color, style and location of such signs shall be determined from time

to time by the Board. Signs are not permitted to be attached to the Unit's physical structure, nor are they permitted to be placed in any of the Common Areas. For sale/lease signs are not permitted in windows or attached to the buildings. Signs are to be displayed away from the building on a temporary standing post or pole. Only one realty sign is permitted to be displayed per Unit.

A. The display of a political sign by the owner or occupant of a Unit on property within the dedicated elements of the Unit or in a window of the Unit is permitted with the following exceptions:

1. The Hideaway HOA prohibits the display of political signs earlier than forty-five (45) days before the day of an election and later than seven (7) days after an election day; and
2. The Hideaway HOA restricts the size and number of political signs in accordance with subparagraph 12.B. of this rule.

B. The Hideaway HOA shall permit one political sign per political office or ballot issue that is contested in a pending election. The maximum dimensions of each sign are limited to the lesser of the following:

1. The maximum size allowed by an applicable city, town, or county ordinance that regulates the size of political signs on residential property; or
2. Thirty-six (36) inches by forty-eight (48) inches.

C. As used in this paragraph, "political sign" means a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the re-call of a public official, or the passage of a ballot issue.

13. Lighting. No outdoor light fixture may be modified, replaced, or added without compliance with the Rules and Regulations of the Codes of the Town of Silverthorne and Summit County as well as the ENPHA.. "Modification" includes a change in the design, shape, illumination, or other characteristics of the light fixture or light bulb. This section does not prohibit replacement of a light bulb with a conforming one as stated below. Some key elements of those codes are below but

each owner is accountable to ensure they are following the Codes of Town of Silverthorne, Summit County, and ENPHA.

A. Exterior light fixtures attached to Units must be down-lit and completely shields the source of the light, meaning that the light bulb may not extend below the lowest horizontal plane of the shielding element. The lamp(s) / bulb(s) are to be a maximum of 900 lumens (equivalent to a 60-watt incandescent or 13-watt compact fluorescent lamp/bulb).

B. Prohibited lighting includes spotlights, floodlights, or similar lights. Additionally, no lighting that is directed upwards (up-lighting).

C. Exterior holiday lighting is allowed in the Limited Common Element and, with Board approval, in a Common Element in close proximity to the Unit's Limited Common Element. No holiday lighting on roofs. The Board has the discretion to regulate or prohibit holiday lighting that the Board deems to pose an electrical or fire risk. Holiday lighting shall not be turned on before November 15 and shall be turned off by January 15 and displays removed in a timely manner, weather permitting.

D. Lighting usage. Residents shall refrain from excessive use of exterior lights by turning them off when not in use and respecting all owners' entitlement to the reasonable enjoyment of the natural benefits and surroundings within the Hideaway. Any Unit's exterior lighting that casts illumination into the interior of another Unit must be turned off by 10:00 p.m.

14. Owner Responsibility. An owner shall be responsible for the actions of their tenants and guests and for their adherence to the Rules and Regulations, Declarations, and Bylaws. Any damage to the Common Elements or common personal property caused by an owner or a member of an owner's family or his tenants or guests shall be repaired at the expense of that owner. Unit owners shall be responsible to inform occupants, trades people, contractors and workers of the requirements of these Rules and Regulations. Unit owners leasing their Unit/Units shall forward the management company copies of the current lease agreement and a copy of the business insurance policy for the rental within ten (10) days of execution of the lease. Noncompliance with the above will result in violation and enforcement as outlined in #18 of the Hideaway Rules and Regulations.

15. Insurance Rules. The Hideaway HOA insurance policies including limits and deductibles are available annually to members and upon request shall be provided by the management company. Each owner should review with their insurance agent the recommended coverage pertaining to their Unit. Owners shall purchase an HO-6 policy; the policy should cover the Unit owner's property and personal liability insurance. Owners leasing their Unit/Units are required to obtain a Business Owner's Policy for their rental Unit which includes the coverage noted above. Owners are encouraged to document any internal upgrades made to their Unit to assist any claim verification.

If a Unit owner desires to file a claim against the Hideaway HOA's insurance policies, written notice must be first provided to the Hideaway HOA's Board and managing agent with a detailed description of the claim. The Hideaway HOA will have the right to inspect the damage and not less than fifteen (15) days to respond in writing to the owner before a claim is filed. The Board may request an extension of an additional fifteen (15) days if further investigation of the damage is necessary before a claim is filed. Each owner is responsible for all damage arising from negligence of the Unit owner or damages arising from an owner-installed improvement, regardless of negligence. Negligence shall include intentional and unintentional acts or omissions by the Unit owner's guests and tenants, including, but not limited to, failure to maintain protective internal temperatures, modifications to the Unit or utilities that cause damage to permanent structures or utilities, storage or use of prohibited or illegal items, vehicle collisions, as examples.

To the extent the Hideaway HOA settles claims for damages to real property, it may assess negligent Unit owners causing such loss or owners benefiting from such repair or restoration all deductibles paid by the Hideaway HOA.

16. External Antennas and Satellite Dishes. Satellite dishes, TV, or radio antennas are permitted and must be located so as to be architecturally integrated with the exterior roof and walls of the Unit served. Compliance with ENPHA rules for aesthetics and visibility from adjacent properties is required. ENPHA rules specifically call out that antennas and satellite dishes cannot be visible from anywhere on the Ravens Golf Course property. The Board will consider FCC rules, the current market availability of specific antennas and dishes and manufacturers' recommendations for such equipment prior to authorizing the installation of any

antenna or dish by the owner. All exterior installations require review and approval by the Board and by ENPHA board.

17. Landscaping Assessment/Optional Owner Work Days. Owners are required to pay an annual assessment of \$300 for the upkeep, improvement, and maintenance of the Common Element landscaping and improvements. In lieu of the assessment, owners may participate in one or more of the annual work days (usually four) for a total of eight (8) work hours each year. Owners who are not available on the organized work days but who desire to participate in the work-day assessment waiver may apply to the Board for supplemental projects that are for the general benefit of the HOA community. Such projects must be approved by the Board prior to starting the activity and must be projects of the nature done on the work days for the benefit of the community in general. Capital improvements are to be conducted by the HOA and will not be considered for this waiver. In general, projects must benefit more than three (3) Units, must be visible from the Common Element, must comply with ENPHA, Silverthorne, and Hideaway requirements.

18. Enforcement of Rules and Regulations. The Board hereby grants full authority to the management company, and its agents, to enforce all Rules, Regulations and Covenants. Neither the Hideaway HOA or Board, the management company, nor its agents shall be responsible if the performance of their duties results in any injury, damage or related costs to persons or property. All fees, charges, and penalties imposed by the Board and costs, including attorney fees, incurred by Hideaway HOA in enforcing these policies shall be considered assessments enforceable against the Unit or Unit owner pursuant to the Declarations. Details of the fine structure and assessment procedures are shown in the Hideaway Townhouses Subdivision Responsible Governance Policies and Procedures, Enforcement Policy, originally adopted 3/21/2014. These fines and procedures shall be used to enforce the Hideaway Rules and Regulations.

19. Hearings and Fines. Hearings may be held in person or by telephone or a combination thereof as outlined in the HOA's Enforcement Policy. Any charges or fines shall be considered assessments and shall be added to the owner's account, thus becoming a legal claim on the property, and shall be due and payable accordingly. The procedures outlined in the Hideaway Governance Policies and

Procedures, Enforcement Policy, shall be followed in the conduct of hearings and appeals.

20. Architectural Review Committee, The Board. Until such time as a demand exists to form an Architectural Review Committee (ARC), the Board shall act in that capacity. Procedures for the ARC are as follows:

A. Approval of Improvements. Except for initial improvements constructed by the Declarant and improvements made by the Hideaway HOA, all plans and specifications in connection with (1) exterior refurbishing or alterations of a residence, including, but not without limitation, to the exterior appearance, color or texture, exterior lighting, patio covers, awnings and replacement of windows and doors; and (2) any improvements or alterations to the Unit other than to the residence, including, but not limited to, landscaping not initially provided by Declarant, sculpture or artwork, driveway, sidewalk, outside deck, hot tubs, grading, excavation, filling or similar disturbance of the surface of the land, and; (3) interior window coverings visible from Common Elements shall require the prior written approval of the Board and acceptance by the ENPHA review board and Silverthorne permitting organization, when required.

B. Plan Submission. Before any construction work begins, the owner of the Unit shall be responsible for submitting to the Board complete plans, specifications and color/material/texture samples for the scheduled work and the qualifications of the parties to be performing the scheduled work.

C. Board Action. The Board's approval or disapproval as required by these Rules shall be in writing. In the event the Board fails to give its written approval or disapproval within thirty (30) days after complete submission of the required plans and specifications, the plans shall be deemed approved by the Board.

D. Completion of Improvements. Following approval of proposed improvements by the Board, the owner shall cause the approved improvements to be made to the Unit in a timely manner.

E. Guidelines. The Board shall adhere to guidelines as stated in the Declaration and Standards for its performance of duties, and procedures shall be consistently applied to all matters coming before the Board.

F. Nonliability of the Board Members. None of the members of the Board shall be liable to any owner or any other person for any loss, damage, or injury arising out of or in any way connected with the performance of the Board's duties under this declaration. By granting its approval of the proposed improvements, the Board will not be deemed to have approved or to have made any representation as to the safety, structural soundness, or compliance with local building codes or other governmental laws or regulations concerning the proposed improvements.

21. Delinquency Policy. Procedures for collection of unpaid assessments, monthly dues, or special assessments shall be followed as outlined in the Hideaway Governance Policies and Procedures, Collection Policy.


**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of Hideaway Townhouses Subdivision Homeowners Association, a Colorado nonprofit corporation, certifies the foregoing Rules were adopted by the Executive Board of the Association, at a duly called and held meeting on _____.

**Hideaway Townhouses Subdivision Homeowners Association, a
Colorado nonprofit corporation**

By: 
Title: President

And seconded by an active member of the board of Hideaway Townhouses Subdivision Homeowners Association, a Colorado nonprofit corporation.

By: 
Title: Treasurer