

**RESOLUTION  
OF THE  
SOUTHPARK HOMEOWNERS ASSOCIATION NUMBER 2  
REGARDING PROCEDURE FOR COOPERATING WITH SELLERS IN THE  
DISCLOSURE OF CERTAIN INFORMATION**

**SUBJECT:** Adoption of a procedure for cooperating with sellers in the disclosure of certain information.

**PURPOSE:** To adopt a standard procedure to use for cooperating with sellers in the disclosure of certain information.

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

**EFFECTIVE DATE:** January 1, 2006

**RESOLUTION**

The Association hereby adopts the following Procedures to be followed in cooperating with Sellers in the disclosure of certain information.

Colorado law requires the Association, when requested by a Seller of a property in the Community, to use its best efforts to help collect any documents that are within its control.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors does hereby adopt the following policies and procedures to facilitate the access of documents within its control by Sellers.

1. Colorado law requires the seller of a unit in our community to mail or deliver personally to the Buyer copies of the most current version of the following documents before the title deadline (as provided in the underlying real estate contract):
  - A. The declaration/covenants, bylaws and rules of the Community;
  - B. Any party wall agreements;
  - C. Approved Minutes of the most recent annual unit Owners' meeting and of any Board meetings held within the six months preceding the request;

- D. The Association's current operating budget;
  - E. The Association current annual income and expenditures statement; and
  - F. The Association's current annual balance sheet.
2. Colorado law requires the Association, when requested by a Seller, to use its best efforts to help collect the above documents that are within its control. Therefore, the Association will make the documents listed above available as a "Seller's HOA Disclosure Package".
  3. Sellers may obtain the disclosure package by:
    - A. Providing a written request to the Association's manager at least five days before the documents are needed. The request shall indicate where the documents are to be sent and include a check for \$25.00. In the event five days notice is not given, the Association shall attempt to satisfy the request, but in the event it fails to do so, it will be deemed to have used its best efforts.
  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 Project.
  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.

IN WITNESS, the undersigned certifies that this Resolution was adopted by the Board of Directors of the Association on 11/22/05.

**SOUTHPARK HOMEOWNERS  
ASSOCIATION NUMBER 2**

By:                      /S/  
                    President