

THE TIMBERS
RESOLUTION OF
THE BOARD OF DIRECTORS

RULES, REGULATIONS AND GUIDELINES

WHEREAS, the Board of Directors ("Board") of The Timbers Owners Association, Inc. ("Association") is authorized under the Amended and Restated Declaration ("Declaration"), Bylaws and Responsible Governance Policies in effect for The Timbers condominiums, ("Project") to act as follows:

Under Section 4.7.12 of the Declaration, to adopt formal Rules and Regulations binding upon all Owners setting forth restrictions on all matters its best discretion.

Under Section 6.18 of the Declaration, to adopt guidelines, rules and regulations, protocols and policies under the Colorado Common Interest Ownership Act (C.R.S. 38-33.3-101 *et seq*). To that end, the Board shall cause copies of any rules, regulation or guideline to be delivered to all Owners and, if a majority of the Association does not reasonably object in writing to the Board within thirty (30) days, they shall be deemed accepted by the Owners. Thereafter, new Association documents adopted by the Board shall have the same effect as if they are a part of the Declaration.

Under the Responsible Governance Policies in effect for the Project regarding Adoption and Amendment of Policies and Rules, any design guidelines shall not be inconsistent with the Declaration, but shall more specifically define and describe the design standards for the Project.

Under Article XVI of the Declaration, the Board may adopt Design Guidelines for the Project and such Design Guidelines shall be an Association document, the terms of which shall be complied with by all Owners.

WHEREAS, under Section 2.15 of the Bylaws of the Association the Board shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

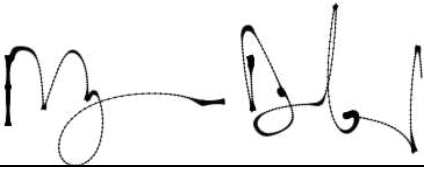
WHEREAS, the undersigned are all of the Directors, and by signing below unanimously approve and consent to the action taken herein.

NOW, THEREFORE, a Rule and Regulation is hereby adopted regarding Unit front door locks as further provided on Exhibit A hereto.

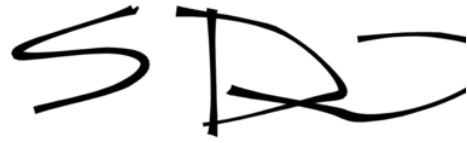
It is hereby further resolved that the front door locks on each Unit be consistent in appearance, and it shall be a Design Guideline under Article XVI of the Declaration as further set forth in Exhibit A hereto.

This instrument shall be copied to all Owners and, if a majority of the Association does not reasonably object in writing to the Board within thirty (30) days, they shall be deemed accepted by the Owners and take effect at that time. Capitalized terms not defined herein are as defined in the Declaration or corresponding Association document.

AGREED AND RESOLVED THIS ¹⁵ day of July, 2016
BY ALL MEMBERS OF THE BOARD OF DIRECTORS:



Alyson Blue



Mark Reynolds

EXHIBIT A

Rules and Regulations:

Unit front door locks may be rekeyed and replaced with the same locks as currently installed. However, if a Unit Owner intends to switch their entry door lock to a push button or remote system they shall install a SCHLAGE BE479 AAV CEN 619 SMART DEADBOLT from H. V. M. Inc. Security Systems, 310 Belleview Ave., Crested Butte, CO 81224-0276; (970) 349-7400. This lock and vendor are selected because of their familiarity with placement of a key copy in the local fire department's Knox Box. If that model is discontinued or not available from that vendor, then the vendor shall recommend an equivalent replacement substantially similar in appearance for future use in the Project.

Design Guidelines:

The front door locks installed on each Unit shall be consistent in appearance with those on the other Units in the Project. Unit front door locks may be rekeyed and replaced with the same locks as currently installed. However, if a Unit Owner intends to switch their entry door lock to a push button or remote system is shall be consistent with the Regulation stated above. The addition of any other locks or deadbolts visible from the Common Areas of the Project may be considered and shall be approved in advance by the Board.

Signature Certificate



Document Reference: D7F65GJSFL6XBTL4GSHXUZ

RightSignature
Easy Online Document Signing



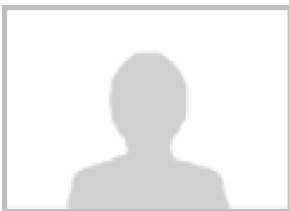
Mark Reynolds
Party ID: 4YURBTJ5LJJPW49R7A639G
IP Address: 174.51.102.144
VERIFIED EMAIL: mark@bluelineprop.com

Electronic Signature:

Mark Reynolds

Multi-Factor
Digital Fingerprint Checksum

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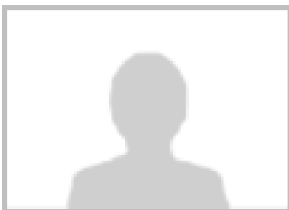
Alyson Blu
Party ID: X65KEHIEXJV2GXAGHP9XEL
IP Address: 24.8.239.254
VERIFIED EMAIL: alyson@bluelineprop.com

Electronic Signature:

Alyson Blu

Multi-Factor
Digital Fingerprint Checksum

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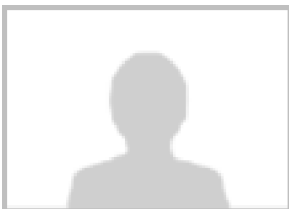
Steve Daniel
Party ID: UXDFN9JCFL98GH99M2R3FA
IP Address: 70.196.199.223
VERIFIED EMAIL: steve@bluelineprop.com

Electronic Signature:

SD

Multi-Factor
Digital Fingerprint Checksum

ea84b059e4e08d06ff25104c69369efc9d9a18f7



Morgan Reynolds
Party ID: FVX7M8IJZILCUW7ZKPR549
IP Address: 184.99.207.21
VERIFIED EMAIL: morgan@bluelineprop.com

Electronic Signature:

Morgan Reynolds

Multi-Factor
Digital Fingerprint Checksum

8b37b36707c87632977738ff84b304b596425360



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Signature Certificate



Document Reference: D7F65GJSFL6XBTL4GSHXUZ

RightSignature

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2016-07-15 11:54:10 -0700

2016-07-15 11:54:10 -0700

Audit

All parties have signed document. Signed copies sent to: Mark Reynolds, Alyson Blu, Steve Daniel, Morgan Reynolds, and Morgan Reynolds.

Document signed by Steve Daniel (steve@bluelineprop.com) with drawn signature. - 70.196.199.223

Document viewed by Steve Daniel (steve@bluelineprop.com). - 70.196.199.223

Document signed by Mark Reynolds (mark@bluelineprop.com) with drawn signature. - 174.51.102.144

Document viewed by Mark Reynolds (mark@bluelineprop.com). - 174.51.102.144

Document signed by Alyson Blu (alyson@bluelineprop.com) with drawn signature. - 24.8.239.254

Document viewed by Alyson Blu (alyson@bluelineprop.com). - 24.8.239.254

Document signed by Morgan Reynolds (morgan@bluelineprop.com) with drawn signature. - 184.99.207.21

Document viewed by Morgan Reynolds (morgan@bluelineprop.com). - 184.99.207.21

Document created by Morgan Reynolds (morgan@bluelineprop.com). - 184.99.207.21



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