

**RESOLUTION
OF THE
COPPERLEAF HOMEOWNERS ASSOCIATION, INC.
REGARDING POLICY FOR COPPERLEAF FILING NO. 2
PARCEL B (LINDEN NEIGHBORHOOD)
PREMIUM ASSESSMENTS**

SUBJECT: Adoption of a policy for premium Assessments for Copperleaf Filing No. 2, Parcel B Linden Neighborhood, (herein referred to as "Linden Neighborhood"), to cover additional costs regarding Private Roads, reserve fund contributions and snow removal on Private Roads.

PURPOSE: To adopt a policy regarding application of premium Assessments in the Linden Neighborhood to cover the additional costs of Private Roads, reserve fund contributions and snow removal for Private Roads within the neighborhood.

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

EFFECTIVE

DATE: May 1, 2009

RESOLUTION: The Association hereby adopts the following policy and procedure:

1. Premium Assessments

The Copperleaf Homeowners Association, Inc. ("Association") shall collect additional premium Assessments from the Owners of Lots within the Linden Neighborhood to fund the additional services associated with the Private Roads in the Linden Neighborhood. The collection of said premium Assessments shall commence the month immediately following initial acceptance on those private roads within any Tracts, or portions of Tracts, initially accepted by the Association.

The components of the additional premium Assessments shall include, but not be limited to, the following:

- Additional reserves as defined below;
- Additional snow removal for Private Roads;
- Additional costs including:
 - (a) Insurance
 - (b) Management fees related to private improvements
 - (c) Additional taxes or fees including SEMSWA (Southeast Metro Stormwater Authority) fees.

The additional premium Assessment shall be determined on an annual basis in accordance to the approved and recorded Declaration of Covenants, Conditions and Restrictions for Copperleaf. For the calendar year of 2009, Meritage Homes of Colorado, Inc. ("Meritage Homes"), or third party purchasers of homes from Meritage Homes, will pay the premium Assessment on their nineteen (19) Lots owned, effective July 1, 2009.

The premium Assessments for 2009, payable July 1, 2009, for the lots owned by Meritage Homes will be \$90.00 per lot. The 2010 premium Assessment for the lots in Parcel B is \$180.00 per lot for the entire year. The actual 2010 Assessment was determined at the time of 2010 budget preparation and adoption.

2. Parcel B Linden Neighborhood

The Linden Neighborhood is defined as follows:

Lots 1 - 79, inclusive, Block 18

Lots 1 - 24, inclusive, Block 19 and

Lots 1 - 43, inclusive, Block 20, for a total of 146 lots.

3. Snow Removal Policy

The Copperleaf Homeowners Association Board of Directors shall direct, on an annual basis, the management company to provide or not provide snow removal within the Association Tracts of Copperleaf Subdivision commonly known as the Linden Neighborhood (Blocks 18, 19 and 20) of Copperleaf Filing No. 2. The cost of any such snow removal shall be allocated solely to the Lots within the Linden Neighborhood (146 lots).

Snow removal will not be provided by the Copperleaf Homeowners Association in 2009 per agreement with Meritage Homes. Snow removal, if any, in 2009 will be provided by Meritage Homes at Meritage Homes' sole cost and expense.

Snow removal is NOT provided on any private Lot, including associated driveways and sidewalks. Driveways and sidewalks are the responsibility of the individual Lot Owner.

Snow removal on sidewalks adjacent to Tracts B-6, B-7, B-15 and B-21 is the responsibility of the Association, beginning in 2010. Any snow removal provided on these Tracts shall be paid from existing Association Assessments and not from this premium Assessment.

Snow disposal sites shall include all concrete pads generally located at the end of most Private Roads, see snow removal plan attached.

Snow removal on public streets shall not be the responsibility of either Meritage Homes nor the Copperleaf Homeowners Association, Inc. South Picadilly Court and East Layton Drive are public streets and snow removal on public streets shall be provided, if any, by Arapahoe County.

Commencing in 2010, the Copperleaf Homeowners Association, Inc. shall provide limited snow removal for the Linden Neighborhood within the Association Tracts and **ONLY ON THOSE PRIVATE STREETS THAT MEET ALL OF THE FOLLOWING CRITERIA:**

- (a) Only for Tracts B-2, B-3, B-4, B-5, B-8, B-9, B-10, B-11, B-12, B-13, B-16, B-17, B-18, and B-19;
- (b) Only for those Tracts or portions of Tracts that have been initially accepted by the Copperleaf Homeowners Association, Inc.;
- (c) Only for those Tracts that have occupied homes and only to the extent that said snow removal provides access to each driveway;
- (d) Snow removal is not provided for construction access;
- (e) Snow removal will be provided in accordance to Arapahoe County published requirements or as may be directed by the Copperleaf Board of Directors through the management company;
- (f) Snow removal will generally not be provided for snow events less than 12 inches in uniform depth;
- (g) Parking shall not be permitted on Private Roads during snow events. Residents shall ensure that all obstructions to snow removal including vehicles, trash containers and toys, including basketball devices, are removed from the Private Roads prior to snow events. The snow removal contractor shall use his judgment in snow removal if the Private Road is blocked or partially blocked and may not complete any snow removal operation if said Private Road is blocked or partially blocked.
- (h) Depending on the depth of snow accumulation, the width of snow removal may not be the full width of the Private Road and may be limited to one "snow plow pass."

4. Accounting of Snow Removal Costs

For calendar years 2010 and later, the management company shall segregate all costs for snow removal for the Linden Neighborhood. If the collected sums for snow removal from the premium Assessments exceed the actual snow removal costs, excess funds shall be carried forward to apply to the following year's Premium Assessment. If the collected sums for snow removal from the premium Assessments are less than the actual snow removal costs, the Association shall advance monies, if available, for said snow removal expenses. Any advances shall be added to the following year's snow removal budget for the Linden Neighborhood and reimbursed to the Association.

5. Additional Reserve Contributions

The Copperleaf Board of Directors shall direct the management company to prepare, collect and manage additional reserves for the Association street Tracts at the Linden Neighborhood. Said reserves will be included in future Copperleaf reserve studies and shall be attributed only to the Linden Neighborhood.

The components of the additional reserve contributions shall include, but not be limited to, the following:

1. Asphalt Seal Coating
2. Asphalt Mill and Overlay
3. Asphalt Replacement
4. Asphalt Crack Seal
5. Concrete Replacement of Pads
6. Concrete Replacement of Private Curb, Gutter and Sidewalk
7. Asphalt Re-stripping

6. Association Map

The management company shall have a map of all Association owned or managed property prepared upon which all Common Areas and limited Common Areas shall be defined and cost allocations defined and documented.

7. Policy Distribution

The Association shall publish these policies and map as described above, and as may be amended from time to time, as part of the Association web site.

8. Creation of Records

Nothing contained in the Policy shall be construed to nor require the Association to create records that do not exist or compile records in a particular format or order.

9. Definitions

Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

10. Supplement to Law

The provisions of the 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.

2. 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.

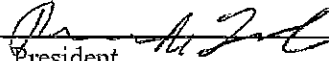
3. Amendment

This procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Copperleaf Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors at a duly called and held meeting of the Board of Directors on December 29, 2009 and in witness thereof, the undersigned has subscribed his/her name.

Copperleaf Homeowners Association, Inc.
a Colorado nonprofit corporation

By:  _____
President