

BYLAWS OF  
MAJESTIC PARK HOMEOWNERS ASSOCIATION, INC.  
A COLORADO NONPROFIT CORPORATION

ARTICLE I  
NAME, PURPOSE, OFFICE, RECORDING

1. The name of the corporation is MAJESTIC PARK HOMEOWNERS ASSOCIATION, INC. (the Association).
2. The purposes of the Association are (1) to regulate, maintain and improve, as necessary, the Main Roads (as defined) within the Property, (2) to provide regular snow removal for such Main Roads, and (3) to construct, regulate, maintain and improve, as necessary, Other Improvements (as defined) within Majestic Park as may be authorized by the Board of Directors (as herein provided), and to collect annual dues from its Members to provide funds for such purposes.
3. The principal office of the Association shall be as registered annually in the Association's Annual Report as filed with the Colorado Secretary of State. The Association may relocate its principal office or have such other offices within the State of Colorado as the Board of Directors may designate or as the business of the Association may, from time to time, require.
4. A true and correct copy of these Bylaws shall be maintained by the Association's Secretary/Treasurer and shall be made available to all Owners at the principal office during reasonable business hours, or electronically upon request. In the event of an amendment to these Bylaws, a copy of the resolution adopting such amendment, or a copy of the Amended and Restated Bylaws incorporating such amendment, certified by the Secretary/Treasurer of the Association, shall be likewise made available.

After approval and adoption of these Bylaws by the Owners, these Bylaws shall be and become covenants, restrictions, limitations, uses, easements, charges and liens upon said Property and restrictive and protective covenants, as benefits and obligations running with the Property, and as binding upon the Owners, their successors and assigns, and upon all parties claiming under it, and upon all future owners of any part of said Property, so long as these Bylaws, as same may from time to time be amended, shall remain in force and effect.

ARTICLE II  
DEFINITIONS

1. The "Property" shall mean any and all lots within Majestic Park (a platted subdivision located in Teller County, Colorado) as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, the plat of which is recorded at Reception 500184, with an amended plat recorded at Reception 501074, Teller County, Colorado.

2. "Lot" or "Lots" shall mean the individually platted and numbered lots as described in Majestic Park.
3. "Main Roads" shall mean the roads from the entrance to Majestic Park to the last driveway accessed from said Main Roads.
4. "Other Improvements" shall mean improvements or facilities (such as but not limited to ditches along the Main Roads, bridges or culverts across Trout Creek, and landscaping), whether or not constructed or installed by the Association, for which the Association, by resolution of the Board of Directors, agrees to assume maintenance responsibility.
5. "Principal Residence" shall mean that the person is registered to vote in Teller County.

### ARTICLE III MEMBERSHIP AND MEETINGS

1. Owners and Occupants Subject to Bylaws. All present or future owners of Lots within the Property are subject to the requirements and regulations set forth in these Bylaws. The rental or other occupancy of any parcel by a non-owner, whether with the consent of the owner or otherwise, will signify that these Bylaws, and all rules and regulations promulgated pursuant to these Bylaws, are accepted, ratified and will be complied with by such non-owner; PROVIDED, HOWEVER, that, as between the Association and an owner, only an owner will be liable for annual dues.
2. Association Membership and Voting Rights. Every owner of a Lot within the Property shall be deemed to be a member of the Association upon acquisition of the Lot, and said membership shall be deemed to run with the land. Upon the transfer of the Lot to a third party, the owner shall have the obligation to notify the Association of the title transfer. Each owner shall have one vote per Lot owned within the Property. When more than one person or entity holds a Lot within the Property, as a joint tenant, tenant in common, or otherwise, all such persons shall be owners of the Association and shall be considered as only one owner for voting purposes. Concept: One vote per Lot, one assessment per Lot.
3. Annual Meetings. The annual meeting of the owners shall be held on a date to be set by the Board of Directors in May, June, or July each year for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. In the event that such annual meeting is omitted by oversight or otherwise on the date provided for herein, the Directors shall call a meeting in lieu thereof to be held as soon thereafter as conveniently possible; and any business transactions or elections held at such meeting shall be as valid as if transacted or held at the annual meeting.
4. Special Meetings. Special meetings of the owners, for any purpose or purposes, unless otherwise prescribed by statute, may be called at any time by resolution of the Board of Directors or by the President of the Association. A special meeting shall also be called by the President upon written request of the owners entitled to cast fifty percent (50%) of all votes entitled to be cast at such meeting.

5. Place of Meeting. All meetings of owners shall be held at the principal office of the Association unless the Board of Directors designates another location as the place of meeting. A waiver of notice signed by all owners entitled to vote at a meeting may designate a place other than the principal office of the Association at which such meeting may be held.

6. Notice of Meetings and Waiver of Notice. Written notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose for which the meeting is called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the President, the Directors, or by the President at the request of the owners as provided in paragraph 4 above, to each owner entitled to vote at the meeting. If mailed, such notice shall be deemed delivered on the third mail delivery day after it has been deposited in the United States Mail addressed to the owner at his address as it appears on the records of the Association with postage thereon prepaid. The attendance of an owner at a meeting shall constitute a waiver of notice of such meeting except where an owner attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Any meeting, of which all owners shall at any time waive or have waived notice in writing, shall be a legal meeting for the transaction of business notwithstanding that notice has not been given as hereinabove provided. The certificate of the Secretary/Treasurer that Notice was properly given as provided in these Bylaws shall be prima facie evidence thereof. Email will also be used to provide Notice of Meetings and for other communications with owners.

7. Quorum. Except as otherwise provided in these Bylaws, or as provided by law, at any meeting of the owners, the presence in person or by proxy of owners holding fifty percent (50%) of the votes entitled to be cast on the matter to be voted upon shall constitute a quorum. An affirmative vote of a majority of the votes entitled to be cast on a matter to be voted upon by the owners shall be necessary for the adoption thereof unless a greater portion is required by law, by the Articles of Incorporation, or by these Bylaws.

8. Adjourned Meetings. If any meeting of owners cannot be convened because a quorum has not attended or if the business of the meeting cannot be concluded, the owners who are present, either in person, or by proxy, may adjourn the meeting for periods of no longer than one (1) week from time to time, until a quorum is obtained or until a conclusion can be reached.

9. Proxies. Owners may vote at any meeting, either in person or by written proxy, provided that such written proxy shall be filed by its holder with the Secretary/Treasurer of the Association before being voted.

10. Order of Business. The order of business for all meetings shall be as follows:

- (a) Roll Call,
- (b) Proof of Notice of Meeting or Waiver of Notice,
- (c) Reading of Minutes,
- (d) Reports of Officers,

- (e) Reports of Committees,
- (f) Election of Directors,
- (g) Election of member(s) of the Architectural Control Committee (Annual Meetings),
- (h) Unfinished Business, and
- (i) New Business.

This Order of Business may be changed at the discretion of the President if no attendees object.

11. Action by Consent. Any action which may be taken at a meeting of the owners may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the owners entitled to vote with respect to the action to be taken.

#### ARTICLE IV BOARD OF DIRECTORS

1. General Powers. The business and affairs of the Association shall be managed by its Board of Directors. The Board of Directors shall have the powers and duties necessary for the administration of the Association, for the regulation, maintenance and improvement of the Main Roads, for the construction, installation, regulation, maintenance and improvement of the Other Improvements as may be authorized by the Board of Directors, and for such other or additional purposes as the owners shall delegate or assign to the Association by amendment to these Bylaws. The Directors shall in all cases act as a Board, and they may adopt such rules and regulations for the conduct of their meetings and the management of the Association as they may deem proper, not inconsistent with these Bylaws, the Articles of Incorporation, or the laws of the State of Colorado. The Board of Directors may adopt written Policies and Procedures as deemed appropriate to clarify rules and regulations and other policies from time to time. Copies of these Policies and Procedures will be distributed to all Owners and maintained in a Policy Book by the Secretary/Treasurer. Except in the case of emergency, the Board will give Owners at least 10 days to review and comment on proposed Policies and Procedures before they are adopted. However, if the Board determines in its sole discretion that providing notice and opportunity to comment is not practical given the emergency nature of such Policy, it is not required to do so.

2. Other Powers and Duties. The Board of Directors shall be empowered and shall have the duties as follows:

- (a) To administer and enforce all provisions of these Bylaws.
- (b) To establish, make and enforce compliance with such reasonable rules and regulations as may be necessary for the operation and use of the Main Roads. Said rules and regulations may be amended, from time to time, by the Board of Directors or by vote of the majority of the votes entitled to be cast by owners present in person or by proxy at an annual meeting or special meeting. A copy of such rules and regulations shall be delivered or mailed to each such owner promptly upon the adoption or amendment thereof and to each new owner upon becoming an owner.
- (c) To establish, make and enforce compliance with such reasonable rules and regulations as may be necessary for the operation and use of the Other

Improvements. Said rules and regulations may be amended, from time to time, by the Board of Directors or by vote of the majority of the votes entitled to be cast by owners present in person or by proxy at an annual meeting or special meeting. A copy of such rules and regulations shall be delivered or mailed to each such owner promptly upon the adoption or amendment thereof and to each new owner upon becoming an owner.

(d) To levy, collect and enforce the annual dues to be paid by the owners as provided in the Covenants, and any general and special assessments which may be imposed by the owners as provided in the Covenants, and to remit or return any excess of the dues or assessments collected over expenses and necessary cash reserves as shall be required to insure the proper maintenance of the Main Roads, to the owners at the end of each operating year.

(e) To collect delinquent dues or assessments by suit or otherwise.

(f) To establish a bank account or accounts for the common treasury and for all separate funds which are required or may be deemed advisable by the Board of Directors.

(g) To invest and reinvest any funds in excess of current operating requirements in such short term or long term instruments as may be deemed appropriate considering the projected cash needs of the Association.

(h) To keep and maintain, or to cause the same to be kept and maintained, detailed, accurate records in chronological order of receipts and expenditures specifying and itemizing the maintenance and repair expenses of the Roads and any other expenses of the Association. Such records and the vouchers authorizing payments of such expenses shall be available for examination by the owners and all mortgagees at reasonable times during normal business hours.

(i) To prepare and deliver annually to each owner a statement showing all receipts, expenses or disbursements since the last such statement.

(j) To meet at least annually.

(k) To manage, control, operate, maintain, repair, and improve the Main Roads and the Other Improvements and to designate or hire the personnel necessary for such maintenance and operation of the Main Roads and the Other Improvements. The Board of Directors may employ for the Association a managing agent (at a compensation established by the Board of Directors), to perform such duties and services as it shall authorize. The Board of Directors may delegate any of the powers and duties granted to it but, notwithstanding such delegation, shall not be relieved of its responsibility under these Bylaws.

(l) To enter into contracts for services, facilities, purchase of assets, both personal and real, for the benefit of the owners and do any and all acts that a natural person can do for the benefit of the owners. The Board will present an Annual Budget each year at the Annual Meeting. Such Annual Budget will include line item detail by major spending category. After the Annual Budget has been approved by majority vote of the Owners at the Annual Meeting, all expenditures in the Annual Budget shall be considered approved. If an expenditure for any line item category is expected to exceed the Annual Budget for that category by the greater of 10% or \$500, the Board will obtain approval in advance from the Owners. In seeking this approval, the Secretary/Treasurer shall obtain approval from a majority of the Owners. The Secretary/Treasurer shall

circulate a brief request for expenditure approval stating the amount requested and the reasons for the proposed expenditure. The request shall be circulated both by regular mail and by email. If an Owner does not respond within 10 days of the request for expenditure, the request shall be considered approved by that Owner. A majority of Owners' votes shall be required to approve the supplemental spending.

(m) To suspend the voting rights of an owner for failure to pay annual dues or any assessment imposed, or otherwise to comply with these Bylaws or the rules and regulations of the Association. An owner whose voting rights have been suspended by the Board of Directors shall not be counted as an owner for the purpose of determining the number of votes required to modify dues or impose assessments pursuant to the Covenants, or the number of votes required to constitute a majority of owners for any other purpose.

(n) In general, to carry on the administration of the Association, to do all of those things necessary and reasonable in order to carry out the governing and operation of the Association, and to exercise for the Association all powers and authorities vested in or delegated to the Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the laws of the State of Colorado.

3. Number and Qualification. The Board of Directors shall consist of not less than three (3) persons nor more than five (5) persons. All Directors shall be owners (or, in the case of ownership by an entity or by more than one person, an officer or other designated agent of such owner) of Lots within the Property. The current number of Directors is three. An increase in this number to either four or five requires a request to do so from an owner and a majority vote to do so (either at the Annual Meeting or at a meeting duly called and noticed).

4. Term of Office. Each Director shall serve a term of three years.

5. Nomination. Nomination for election to the Board of Directors may only be made from among owners. Any owner may place a name in nomination at the Annual Meeting of the Association or at a meeting duly called and noticed.

6. Election. Election to the Board of Directors shall be by secret written ballot. The right to a secret ballot, even for a single nominee, shall not be taken away unless all members present (not a simple majority) agree to the temporary suspension of this provision. At such election the owners or their proxies may cast, in respect to each vacancy, one vote for each Lot owned or, in the case of a proxy, each Lot represented. The person(s) receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

7. Vacancies. Vacancies in the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled by vote of a majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall remain in office until the next annual meeting of the owners at which time an election shall be held to fill the vacancy and unexpired term.

8. Removal of Directors. At any regular meeting of the owners, or a special meeting of the owners duly called for that purpose, any one (1) or more of the Directors may be

removed, with or without cause, by a vote of a majority of the votes entitled to be cast by the owners; and a successor may then and there be elected to fill the vacancy and unexpired term thus created. Any Director whose removal has been proposed by the owners shall be given an opportunity to be heard at such meeting.

9. Organizational Meeting. The first meeting of a newly elected Board of Directors shall be held immediately after or within thirty (30) days of election at such place as shall be fixed by the Directors at the meeting at which such Directors are elected; and no notice shall be necessary to the newly elected Directors in order to legally constitute such meeting.

10. Regular Meeting. Regular meetings of the Board of Directors may be established by a majority of the Directors, and may be held at such time and place as shall be determined, from time to time, by a majority of the Directors; but at least one (1) such meeting shall be held during each calendar year. Notice of regular meetings of the Board of Directors shall not be required.

11. Special Meetings. Special meetings of the Board may be called by the President on five (5) days notice to each Director, given personally or by mail, telephone or facsimile, which notice shall state the time, place, and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary/Treasurer in like manner and on like notice on the written request of a majority of the Directors.

12. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting; and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall constitute a waiver of notice by him of the time and place thereof, unless attendance is for the specific and limited purpose of objecting to a lack of notice. If the Directors are present at any meeting of the Board, no notice shall be required; and any business may be transacted at such meeting.

13. Board of Directors' Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business; and the acts of the majority of the directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If at any meeting of the Board of Directors, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At such adjourned meeting subsequently held, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

14. Action by Consent. Any action which may be taken at a meeting of the directors may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by a majority of the directors entitled to vote with respect to the action to be taken, provided all directors are given notice of the action.

## ARTICLE V OFFICERS

1. Designation. The officers of the Association shall be President and

Secretary/Treasurer, and such other officers or assistants as the Board of Directors shall from time to time elect, all of whom shall be elected by the Board of Directors and all of whom shall be owners of Lots within the Property, except as otherwise provided herein.

2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board. One (1) person may hold concurrently any two (2) offices provided, however, that the offices of President and Secretary/Treasurer shall not be held by the same person.

3. Removal of Officers. Upon an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise may be filled by a majority vote of the members of the Board of Directors.

5. President. The President shall maintain Majestic Park as his/her principal residence and shall be a member of the Board. The President shall be the principal executive officer of the Association and, subject to the control of the Directors, shall in general supervise and control all of the business and affairs of the Association. He shall preside at all meetings of the Board of Directors and owners. He shall present, at each annual meeting of the owners, a report of the condition of the business of the Association. He shall cause to be called regular and special meetings of the owners and Directors in accordance with these Bylaws. He shall appoint and remove, employ and discharge and fix the compensation of all employees and agents of the Association and shall have the power to appoint committees from among the owners, from time to time, as he may, in his discretion, decide is appropriate to assist in the conduct of the affairs of the Association. He shall sign and make all contracts and agreements in the name of the Association. He shall sign checks, notes, drafts, warrants or other orders for the payment of money duly drawn by the Secretary/Treasurer, and any deeds, mortgages, bonds or other instruments which are required to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Directors to some other officer or agent of the Association, or shall be required by law to be otherwise signed or executed. He shall enforce these Bylaws and perform all of the duties incident to the position and office and which are required by law.

6. Secretary/Treasurer. The Secretary/Treasurer shall be a member of the Board and shall keep all the minutes of the meetings of the Board of Directors and the minutes of all meetings of the Association; shall have charge of such books and papers as the Board of Directors may direct; and shall, in general, perform all the duties incident to the office of Secretary/Treasurer. The Secretary/Treasurer shall compile and keep up-to-date at the principal office of the Association a complete list of owners and their last known addresses, telephone numbers, email addresses and facsimile numbers, as shown on the records of the Association. Such lists shall also show opposite each owner's name the number or other appropriate designation of the Lot(s) owned by such owner. Such list



shall be open to inspection by owners and other persons lawfully entitled to inspect the same at reasonable times during business hours. The Secretary/Treasurer shall also compile and maintain a similar list of names, addresses, telephone numbers, email addresses and facsimile numbers of all non-owner occupants of any Lots within the Property. The Secretary/Treasurer shall have the responsibility for Association funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association, and shall be responsible for the deposit of all monies and other valuables in the name, and to the credit, of the Association in such accounts and depositories as may, from time to time, be designated by the Board of Directors. Withdrawals shall be made from such accounts by checks signed by the President, or such other person as the Board of Directors may designate, and the Secretary/Treasurer. The Secretary/Treasurer shall, in general, perform all of the duties incident to the office of Secretary/Treasurer, and shall have the powers and authority and shall perform all the functions and duties of the President in the absence or inability, for any reason, of the President to exercise such powers and functions or perform such duties. The Secretary/Treasurer shall endeavor to send statements for annual dues and any assessment(s) imposed approximately 30 days before the due date, PROVIDED, HOWEVER, that the failure of the Secretary/Treasurer to send such a statement shall not be a defense to any action by the Association to collect such dues and assessments.

7. Assistant Secretary and Treasurer. The Board may elect an Assistant Secretary and / or an Assistant Treasurer, to have such duties and responsibilities as may be specified by the Board or delegated by the Secretary/Treasurer. The Assistant Secretary and / or Assistant Treasurer may be, but need not be, owners.

## ARTICLE VI INDEMNIFICATION; INSURANCE

1. The Association shall indemnify and hold harmless from and against any and all expenses, liabilities claims, demands, causes of action, and damages (including reasonable attorney fees) whether in law or equity asserted against any director, officer, ACC member or Member who has acted or omitted acting as authorized by the Association and on its behalf. Notwithstanding the forgoing, this indemnification and hold harmless shall not apply in the event of the proven intentional misconduct, fraud or gross negligence of such director, officer, ACC member or Member as finally determined in legal proceedings, unless and only to the extent that any damages, costs or expenses are actually recovered from insurance proceeds.

The Association shall obtain a policy of errors and omissions insurance, which shall insure the Association against the risks inherent in the forgoing indemnification. It is the intention of the Association to indemnify directors, officers, ACC members and Members only to the extent that insurance proceeds are actually available.

The President may, in his discretion, execute and deliver a document, which may be required by the issuer of such policy of insurance, which contains language different from this Section, but, which conforms to the intent hereof.

2. The Association may obtain a policy or policies of insurance providing officers, directors, employees and agents with errors and omissions insurance coverage. In the event such insurance is obtained, the Association shall indemnify every Director, officer, agent or employee and any former Director, officer, agent or employee, his heirs, executors and administrators, against loss, costs and expenses, including attorney's fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a Director, officer, agent or employee of the Association, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence, intentional misconduct or fraud. Any such indemnification shall be limited to and may only be paid out of the insurance proceeds provided by an insurer. It is the intent and purpose of this provision to limit all payments of settlement in indemnification to the actual proceeds of insurance policies, if any.

3. In the event of a settlement of a claim against a Director, officer, agent or employee, the settlement shall be approved by the insurance carrier and paid for by the insurance carrier out of the insurance proceeds.

4. The Association may obtain any other insurance protecting the Association and the owners from liability because of the negligent acts of its servants, including insurance covering motor vehicles for public liability, property damage, medical and other similar coverage, and / or protecting the Association and the owners from liability from any other event or occurrence, whether due to negligence or otherwise, any such insurance to be in such amounts and on such terms and conditions as the Board of Directors shall approve.

## ARTICLE VII

### BILLS, NOTES, CHECKS AND OTHER NEGOTIABLE INSTRUMENTS

All bills payable, notes, checks or other negotiable instruments of the Association shall be made in the name of the Association. Checks shall be signed by two (2) officers of the Association and notes or other negotiable instruments of the Association shall be signed by the President and countersigned by the Secretary/Treasurer. No officer or agent of the Association, either singly or jointly with others, shall have the power to make any bills payable, note, check, draft, warrant or other negotiable instrument, or endorse the same in the name of the Association, or contract or cause to be contracted any debt or liability in the name of or in behalf of the Association, except as expressly prescribed and approved by the Board of Directors.

## ARTICLE VIII

### AMENDMENTS

These Bylaws may be amended by vote of a majority of the votes entitled to be cast by the owners present in person or by proxy at an annual meeting or special meeting called for such purpose.

## ARTICLE IX

## EVIDENCE OF OWNERSHIP, REGISTRATION OF MAILING ADDRESS AND REQUIRED PROXIES

1. Proof of Ownership. Any person or firm, corporation, partnership, association or other legal entity, upon becoming an owner shall furnish to the Board of Directors a photocopy of the document vesting that person with an interest of ownership, which copy shall remain in the files of the Association.
2. Registration of Mailing Address. The owner or owners of each Lot or parcel shall have one (1) registered mailing address to be used by the Association for mailing of statements of dues, assessments, notices, demands and all other communications; and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association or other legal entity or any combination thereof to be used by the Association. Such registered address shall be furnished by such owner or owners to the Secretary/Treasurer within five (5) days after an ownership interest is acquired, or after a change of address; and such registration shall be in written form and signed by all owners or such owner as is designated by the other owners to represent the interests of the owners thereof. If the owner is a corporation, partnership or other entity, such registration shall specify the individual authorized to act on behalf of such entity in all Association matters.

## ARTICLE X MISCELLANEOUS

1. Non-Profit Status. This Association is a non-profit corporation, organized under Colorado Law. No owner, member of the Board of Directors, or officer shall receive or shall be lawfully entitled to receive any pecuniary profit from the operation thereof; and in no event, shall part of the funds or assets of the Association be paid as salary or compensation to, or distributed to, or inure to the benefit of, any member of the Board of Directors, officer or owner of the Association, PROVIDED, HOWEVER (1) that reasonable compensation may be paid to any owner, Director or officer while acting as an agent or employee of the Association for services rendered in effecting the purposes of the Association, and (2) that any owner, Director or officer may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.
2. Inspection of Records. Any owner or mortgagee may inspect the records of receipts and expenditures of the Board of Directors pursuant to Colorado Law at convenient weekday business hours, and, upon ten (10) days notice to the Board of Directors or President. Upon payment of a reasonable fee, not to exceed \$10, any owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from such owner and/or an estoppel certificate.

IN WITNESS WHEREOF, the undersigned, as the President of the Association has executed these Bylaws effective as of the 1<sup>st</sup> day of February, 2010.

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PRESIDENT