

**RESOLUTION OF THE
SILVER SAGE VILLAGE COMMUNITY ASSOCIATION
ADOPTING POLICY AND PROCEDURE FOR
INSPECTION AND COPYING OF ASSOCIATION RECORDS**

SUBJECT: Adoption of a policy and procedure for the inspection and copying of Association records by Owners and retention of Association permanent records.

PURPOSE: To adopt a policy regarding an Owner's right to inspect and copy Association records and identification of records to be permanently retained by the Association. To adopt a standard procedure to be followed when an Owner chooses to inspect or copy Association records.

AUTHORITY: Article XXV of the Declaration, the Articles of Incorporation, and Bylaws of the Association and Colorado law, including the Colorado Revised Nonprofit Corporation Act at 7 C.R.S. Article 136, section 101 and the Colorado Common Interest Ownership Act at 38 C.R.S. Article 33.3-317 .

EFFECTIVE DATE: _____

RESOLUTION: The Steering Team, on behalf of the Association, hereby adopts the following:

1. The Association shall permanently retain the following records as required by Colorado law and the Association's governing documents, including:
 - Minutes of all Steering Team and Owner meetings;
 - All actions taken by the Steering Team or unit Owners by written ballot in lieu of a meeting;
 - All actions taken by a team on the behalf of the Steering Team instead of the Steering Team acting on behalf of the Association;
 - All waivers of the notice requirements for unit owner meetings, Steering Team meetings, or other team meetings; and
 - Quarterly financial reports and balance sheets

2. Inspection/Copying Association Records. An Owner or his/her authorized agent is entitled to inspect and copy any

of the books and records of the Association, subject to the exclusions, conditions and requirements set forth below:

- (a) Before requesting to inspect or copy a particular Association record, the Owner shall first attempt to retrieve the document electronically from the Association's Owners' Website;
- (b) The inspection and/or copying of the records of the Association shall be at the Owner's expense, which may be collected by the Association in advance;
- (c) The inspection and/or copying of the records of the Association shall be conducted during the regular business hours at the office of the Association or its managing agent, if any, or during the next regularly scheduled Owner or Steering Team meeting occurring within 30 days of the Owner's request;
- (d) The Owner shall give the Association's Secretary or managing agent, if any, a written demand, stating the purpose for which the inspection and/or copying is sought. The Association shall make the requested records available within five business days of the Owner's request or at the next regularly scheduled Owner or Steering Team meeting if the next regularly scheduled Owner or Steering Team meeting is scheduled within 30 days of the Owner's request, in the sole discretion of the Board. The Steering Team or manager shall advise the Owner of the time and place of such inspection in writing within five business days of the Owner's request; and
- (e) The Owner shall complete and sign the Agreement Regarding Inspection of Association Records prior to the inspection and copying of any Association record. A copy of the Agreement is attached to this Policy. Failure to properly complete or sign the Agreement shall be valid grounds for denying an Owner the right to inspect and/or copy any record of the Association.

3. Proper Purpose/Limitation. Association records, including membership lists, shall not be used by any Owner for:

- (a) Any purpose unrelated to an Owner's interest as an Owner;
- (b) The purpose of soliciting money or property unless such money or property will be used solely to solicit the votes of the Owners in an election to be held by the Association;
- (c) Any commercial purpose;

- (d) For the purpose of giving, selling, or distributing such Association records to any person; or
 - (e) Any improper purpose as determined in the sole discretion of the Steering Team.
4. Exclusions. The following records shall NOT be available for inspection and/or copying as they are deemed confidential:
- (a) Attorney-client privileged documents and records, unless the Steering Team decides to disclose such communications at an open meeting;
 - (b) Any documents that are confidential under constitutional, statutory or judicially imposed requirements; and
 - (c) Any documents, or information contained in such documents, disclosure of which would constitute an unwarranted invasion of individual privacy, including but not limited to social security numbers, dates of birth, personal bank account information, and driver's license numbers.
5. Fees/Costs. Any Owner requesting copies of Association records shall be responsible for all actual costs incurred by the Association, including the cost to search, retrieve, and copy the record(s) requested. The Association may require a deposit equal to the anticipated actual cost of the requested records. Failure to pay such deposit shall be valid grounds for denying an Owner copies of such records. If after payment of the deposit it is determined that the actual cost was more than the deposit, Owner shall pay such amount prior to delivery of the copies. If after payment of the deposit it is determined that the actual cost was less than the deposit, the difference shall be returned to the Owner with the copies. There shall be no cost to any Owner accessing records which are required to be disclosed by Colorado law at no cost to Owners.
6. Inspection. The Association reserves the right to have a third party present to observe during any inspection of record by an Owner or the Owner's representative.
7. Original. No Owner shall remove any original book or record of the Association from the place of inspection nor shall any Owner alter, destroy or mark in any manner, any original book or record of the Association.

AGREEMENT REGARDING INSPECTION AND COPYING OF RECORDS OF THE SILVER SAGE VILLAGE COMMUNITY ASSOCIATION

I have requested to inspect and/or obtain copies of the following records of the Silver Sage Village Community Association (be as specific as possible): _____

The records shall be used for the following purpose(s) only: _____

I understand that under the terms of the Colorado Revised Nonprofit Corporation Act, Association records, including membership lists, may not be obtained or used for any purpose unrelated to my interest(s) as an Owner. I further understand and agree that without limiting the generality of the foregoing, Association records may not be:

(A) used to solicit money or property unless such money or property will be used solely to solicit the votes of the Owners in an election held by the Association;

(B) used for any commercial purpose;

(C) sold to, otherwise distributed to, or purchased by any person;

(D) any other purpose prohibited by law; or

(E) any purpose not related to the reason specified in this Agreement.

In the event any document requested is used for an improper purpose or purpose other than that stated above, I will be responsible for any and all damages, penalties and costs incurred by the Association, including attorney fees resulting from such improper use. I will additionally be subject to any and all enforcement procedures available to the Association through its governing documents and Colorado law.

Understood and agreed to by:

Homeowner

Date: _____

Homeowner

Date: _____

Address
