

**RESOLUTION  
OF THE  
SANDSTONE 70 CONDOMINIUM ASSOCIATION  
REGARDING RESERVE STUDIES**

**EFFECTIVE**

**DATE:** March 5, 2012

**RESOLUTION:** The Association hereby adopts the following Policy:

**I. RESERVE STUDY**

A. The Association had a reserve study performed on October 8, 2010 by Thrasher Reserve Study LLC ("Reserve Study"). A copy of said Reserve Study is on file with the property management company for the Association.

B. The Association intends to perform an internal update of the Reserve Study every five years unless decided otherwise by the Board of Directors.

C. The Association intends to perform an annual visual inspection of the Sandstone 70 Project to ascertain if there has been any excessive deterioration of areas that are the responsibility of the Association to maintain, repair or replace unless otherwise decided by the Board of Directors.

D. Any reserve study performed or commissioned by the Association shall include a physical and financial analysis of the portions of the Project maintained, repaired or replaced by the Association.

**II RESERVE STUDY FUNDING**

A. The Association intends to maintain a Reserve Fund. It is intended for the Reserve Fund to be maintained through the various Assessment options available to the Association under the Declaration of Covenants, Conditions and Restrictions of the Association, and any amendments and restatements thereof, as deemed appropriate by the Board of Directors. The Reserve Study shall be used as a benchmark for the Board to determine the amounts to be contributed to the Reserve Fund.

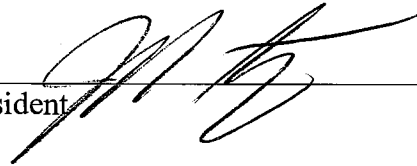
B. Costs incurred or necessary to maintain, repair and replace the Common Elements which arise and are not covered by the Budget may be paid through the Reserve Fund, at the option of the Board, but in such event the Board shall ascertain an appropriate method by which the Reserve Fund shall be adjusted to address the use of Reserve Funds for the maintenance, repair or replacement of the Common Elements in order that the Reserve Fund shall maintain the balance necessary for its proposed and estimated purposes.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Sandstone 70 Condominium Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on March 5, 2012, and in witness thereof, the undersigned has subscribed his/her name.

Sandstone 70 Condominium Association  
a Colorado non-profit corporation,

By: \_\_\_\_\_  
President

A handwritten signature in black ink, appearing to be 'M. B.', is written over a horizontal line that serves as a signature line.