

**ACTION BY CONSENT**  
**IN LIEU OF A MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION, INC.**  
**RESPONSIBLE GOVERNANCE POLICIES**

The following action is taken by consent of all of the members of the Board of Directors of Parker Homestead Homeowners Association, Inc., a Colorado non-profit corporation ("Association"), in lieu of a Meeting of the Board of Directors, pursuant to authority granted by the Declaration and Bylaws of the Association, and in accordance with Section 7-128-202 of the Colorado Revised Nonprofit Corporation Act.

Whereas, the Colorado Common Interest Ownership Act (CCIOA) imposes certain requirements pertaining to the governance of unit owners associations, among them requirements that owners associations adopt certain responsible governance policies, and in compliance therewith the Board of Directors of the Association desires to adopt such responsible governance policies.

Now, therefore, the following Resolutions are hereby adopted:

A. The responsible governance polices listed below and attached hereto and incorporated herein by this reference are hereby adopted by the Board of Directors as policies of the Association pursuant to the requirements of the Colorado Common Interest Ownership Act:

1. Collection of Unpaid Assessments.
2. Conflict of Interest.
3. Conduct of Meetings/Parliamentary Rules.
4. Notice and Hearing Procedure; Enforcement.
5. Schedule of Fines.
6. Recordkeeping, Inspection and Copying of Association Records.
7. Disclosures to Members/Members and Methods of Disclosures.
8. Investment of Reserve Funds.
9. Procedures for the Adoption and Amendment to Policies, Procedures and Rules
10. Owner and Board Education.

B. The provisions of this resolution and the attached policies shall be in addition to and in supplement of the terms and provisions of the Declaration and the laws governing the Community. The manager of the Association is directed and authorized to implement to foregoing policies.

C. The Board of Directors may deviate from the procedures set forth if in its sole discretion such deviation is reasonable under the circumstances.

D. The attached polices may be amended at any time from time to time by the Board of Directors.

E. The signing of this Resolution shall constitute full ratification hereof pursuant to the Association's governing documents and Section 7-128-202 of the Colorado Revised Nonprofit Corporation Act and a copy of hereof shall be made a part of the Association's records and filed with the minutes of the meetings of the Board of Directors.

F. The foregoing Resolutions shall be effective June 10, 2014, regardless of the date of execution hereof.



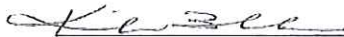
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Name: Andrew Trietley, Director



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Name: Frank Walker, Director



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Name: Kristi Balken, Director