

**PRENTICE AVENUE TOWNHOME HOMEOWNERS ASSOCIATION, INC.  
RESERVE STUDY POLICY**

Adopted July 30, 2009

The following procedures have been adopted by the Prentice Avenue Townhome Homeowners Association, Inc. ("Association") pursuant to C.R.S. 38-33.3-209.5(1)(b)(IX), at a regular meeting of the Board of Directors.

**Purpose:** To establish a written policy addressing the Association's procedures for conducting reserve studies and, if warranted, funding recommended repairs.

**NOW, THEREFORE, IT IS RESOLVED** that the Association does hereby adopt the following procedures and policies for the reserve study of the Association:

1. The Reserve Study and or an update of the current Reserve Study shall take place every five (5) years or sooner, at the discretion of the Board of Directors.
2. Currently there is a separate Reserve Fund that is allocated specifically and only for reserve expenditures. The projected sources of funding for such work shall be deposited directly from a portion of each homeowner's dues every month and deposited into the allocated Reserve Fund. Amount of funds to be deposited monthly into the reserve fund shall be determined during the budget preparation for the following year, normally conducted in September and such budget shall be ratified by the homeowners at the annual homeowners meeting held in November of each year.
3. The Reserve Fund shall be based on physical and financial analysis.
4. The Reserve Study shall be conducted internally or by a reserve specialist, at the discretion of the Board of Directors.

Prentice Avenue Townhome Homeowners  
Association, Inc.

  
By: Walt Weimer - President

Attest

  
Kenneth Suess

Secretary

This Reserve Study Policy was adopted by the Board of Directors on the 30<sup>th</sup> day of July, 2009, effective the 30<sup>th</sup> day of July 2009, and is attested to by the Secretary of the Prentice Avenue Townhome Homeowners Association, Inc.

  
Kenneth Suess

Secretary