

**RESOLUTION OF THE  
RESIDENCES AT MILL VILLAGE MASTER HOMEOWNERS ASSOCIATION, INC.  
REGARDING MAINTENANCE AND REPAIR OF THE ROOFS  
OF DETACHED GARAGES**

- SUBJECT:** Maintenance and repair obligation for the roofs of the detached garages.
- PURPOSE:** To adopt a resolution regarding the Association's assumption of the obligation to maintain and repair the roofs of the detached garages.
- AUTHORITY:** The Amended and Restated Declaration of Covenants, Conditions and Restrictions of Mill Village ("Declaration"), Articles of Incorporation and Bylaws of the Association and Colorado law.
- EFFECTIVE DATE:** September 20, 2010
- RESOLUTION:** The Residences at Mill Village Master Homeowners Association, Inc. ("Association") hereby adopts the following resolution regarding the assumption by the Association of the maintenance and repair obligation for the roofs of the detached garages:

1. The Declaration, at Article 4, Section 4.1(a)(iv) provides in part that the Association is responsible for maintaining and keeping in good repair as a common expense the: ". . . exterior building surface of the detached garage but excluding the following: glass surfaces, skylights if any, doors, door frames, windows and window screens, window frames, fireplaces, chimney box and flue, which shall be the Attached Residence Lot Owners' responsibility. . ."
2. The Declaration, at Article 4, Section 4.2(a)(xi) provides that each Owner of an Attached Dwelling Unit is responsible for maintenance of, among other things: "any detached garage and all exterior portions thereof, including the roofs, garage doors, and exterior lighting on the garage and garage doors, including bulb replacement, but excluding the exterior building surface of the detached garage."
3. The Declaration, at Article 4, Section 4.1(a)(iii) provides that the Association shall maintain and keep in good repair as a common expense: "all portions of the Attached Dwelling Units' roof(s) and the roof(s) support systems, including the roof(s) joists and cross braces, gutters, downspouts, eaves, and the chimney caps. . ."
4. The Declaration, at Article 4, Section 4.1(b) provides: "The Association may, in its sole discretion, assume the obligation for maintenance or repair of additional

property, either real or personal, that lies within the Community. The Association shall have the right to assume such obligation even if the obligation currently lies with Owners or other entities, provided however, the Association shall provide Owners with 15 days prior written notice of any such change. The Association, in its sole discretion, shall determine the time and manner in which any maintenance, whether required or assumed, shall be performed as well as the color or type of materials used.

5. Given that Article 4, Section 4.1(b) of the Declaration empowers the Board, acting on behalf of the Association, to assume the repair or maintenance of a particular component and given the Association maintains the roofs of the attached dwelling units as provided for in Article 4, Section 4.1(a)(iii) of the Declaration, the Association hereby assumes the obligation, in a manner consistent with the maintenance and repair obligation of the roofs of the attached dwelling units, to maintain and keep in good repair as a common expense: all portions of the detached garage roof(s) and the roof(s) support systems, including the roof(s) joists and cross braces, gutters, downspouts and eaves.
6. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Residences at Mill Village Master Homeowners Association, Inc., 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 September 20, 2019 and in witness thereof, the undersigned has subscribed his/her name.

**Residences at Mill Village Master Homeowners Association, Inc., a Colorado non-profit corporation,**

By: Valerie Graham  
VALERIE GRAHAM, President