

**MELODY AT FOX RUN HOMEOWNERS ASSOCIATION, INC.**

**RESERVE STUDY AND FUNDING POLICIES  
(UNDER HB 1359)**

**SUBJECT  
AND**

**PURPOSES:** Compliance with Colorado law, to adopt policies as required under House Bill 09-1359.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association and Colorado law.

**EFFECTIVE  
DATE:** 9-15-09

**RESOLUTION:** The Association adopts the attached policies (as required under House Bill 09-1359).

IN WITNESS WHEREOF, the undersigned certify that the foregoing was adopted by resolution of the Board of Directors of the Association on this 15 day of September, 2009.

**MELODY AT FOX RUN HOMEOWNERS  
ASSOCIATION,**  
a Colorado nonprofit corporation.

By: [Signature]  
President

**ATTEST:**

By: [Signature]  
Title: Community Manager

**MELODY AT FOX RUN HOMEOWNERS ASSOCIATION  
RESERVE STUDY POLICY AND RESERVE FUNDING POLICY**

**1. Reserve Study Policy.**

- The Association has established policies on reserve studies as follows:
  - The Association's managing agent has prepared a list of the components that must be repaired or replaced on a periodic basis in order to assist in reserve planning.
  - The Association may have this reserve study updated or revised annually or at such other times as deemed appropriate.
  - Reserve studies are preferred to be performed by the managing agent, but may also be performed by an outside consultant.
  - Reserve studies are preferred to be based on a physical examination of the Community by the person preparing the reserve study.

**2. Reserve Funding Policy.**

- The Association has determined to establish policies on reserve funding as follows:
  - Funding for replacement is preferred to be based on a financial analysis performed by the Association's managing agent in consultation with the Board of Directors.
  - Funding for replacement is planned and projected to be from the following sources: (1) cash then on hand, including the operation and the reserve accounts, (2) annual assessments of owners, (3) special assessments of owners, (4) a loan as may be obtained by the Association, and/or (5) any combination of the above.