

**RESOLUTION OF  
MELODY HOMES AT FOX RUN HOMEOWNERS ASSOCIATION, INC.  
REGARDING MAINTENANCE OF FENCES**

**SUBJECT:** Maintenance of fences.

**PURPOSE:** To provide notice of the Association's adoption of a Resolution regarding the maintenance of certain fences in the Melody Homes at Fox Run community ("Community").

**AUTHORITY:** Declaration of Covenants, Conditions and Restrictions of Fox Run, Bylaws of Melody Homes at Fox Run Homeowners Association, Inc., Articles of Incorporation of Melody Homes at Fox Run Homeowners Association, Inc., and Colorado law.

**EFFECTIVE  
DATE:**

04/08/08

**RESOLUTION:**

The Association hereby gives notice of its adoption of a Resolution addressing the maintenance of perimeter fences within the Community. The Resolution adopted is as follows:

WHEREAS, Article VIII, Section 1(a) of the Declaration provides the Association is responsible for the maintenance, repair and replacement of all Common Elements and Improvements located thereon.

WHEREAS Article VIII, Section 1(a) of the Declaration further provides the Association may provide such other maintenance, repair and replacement as the Board of Directors deems appropriate from time to time, including without limitation publicly-dedicated property and Improvements located thereon.

WHEREAS, Article VIII, Section 1(b) of the Declaration provides the Association shall provide maintenance, repair and replacement of the fences along and adjacent to Outlots A, B, C, D, E, F, G, and H.

WHEREAS, Article VIII, Section 1(c) of the Declaration provides, except as provided in Article VIII, Sections 1(a) and (b), the maintenance, repair and replacement of each Lot, and the Improvements thereon, shall be performed by the Owner of such Lot.

WHEREAS, pursuant to Article VIII, Section 1(a) of the Declaration, the Association has the authority to provide maintenance of certain fencing in the community, even if such fences are not located on Common Elements.

WHEREAS, in order to maintain a uniform appearance in the Community, the Association desires to maintain the fences indicated on the attached Exhibit A.

NOW THEREFORE, the fences within in the Community as indicated on the attached Exhibit A shall be maintained as follows:

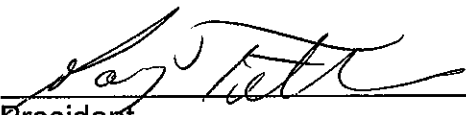
1. The Association shall maintain, repair, and replace the fences indicated on the attached Exhibit A, including the inside face of such fences.
2. All other fences shall be maintained by the Owner of the Lot on which the fence is located.

**PRESIDENT'S  
AND  
SECRETARY'S  
CERTIFICATION:**

The undersigned, respectively being the President and Secretary of the Melody Homes at Fox Run Homeowners Association, Inc., a Colorado nonprofit corporation, certify 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 4/08/08 and in witness thereof, the undersigned have subscribed their names.

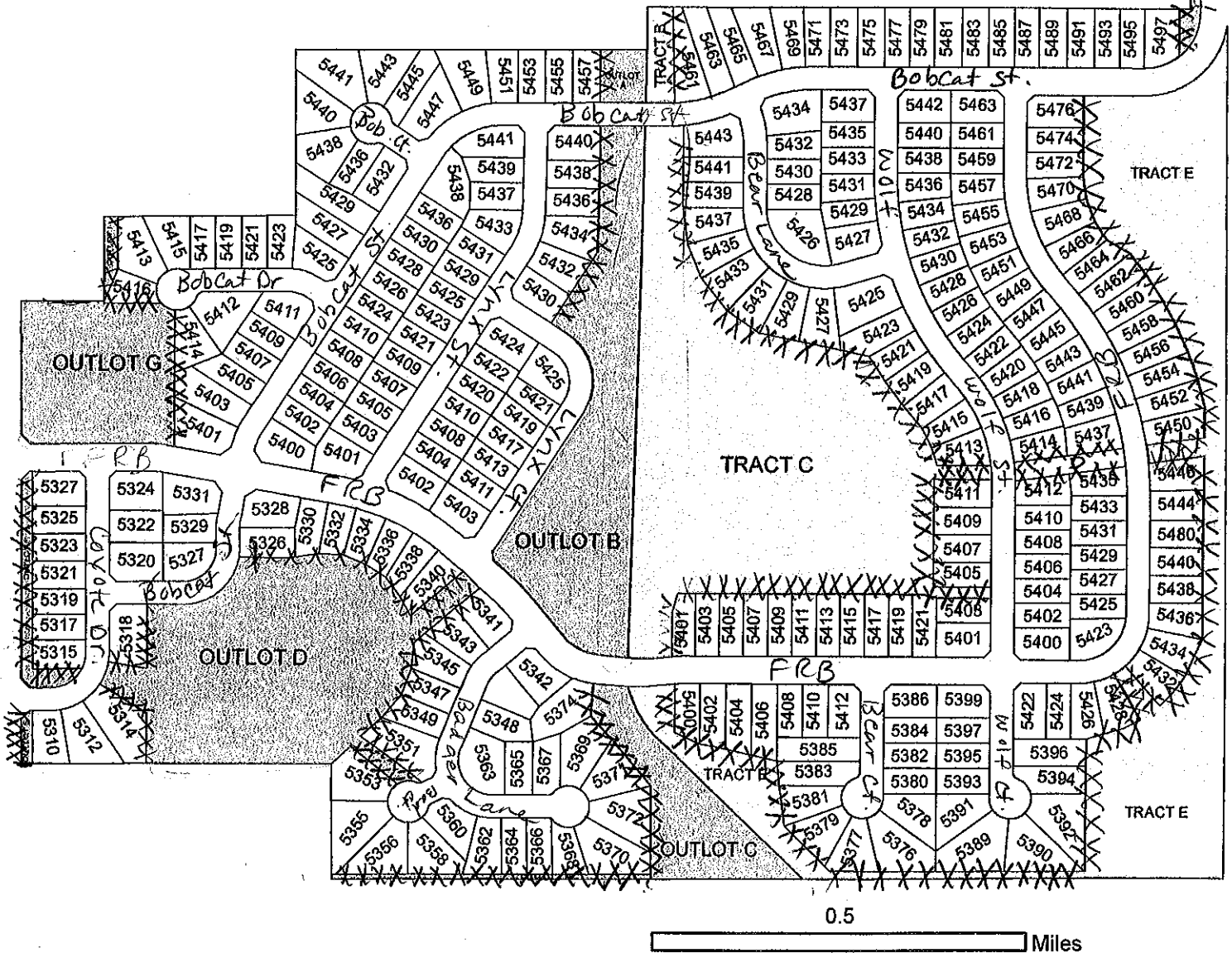
**MELDOY HOMES AT FOX RUN HOMEOWNERS  
ASSOCIATION, INC.**

a Colorado nonprofit corporation,

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

# Fox Run

## Exhibit A



- Future Dedication
- Future Dedication to Home Owners Association
- Home Owners Association
- Town of Frederick

