

RESOLUTION

WHEREAS, the Highlands at Springs Ranch Homeowners Association ("the Association") is a common interest community pursuant to the Colorado Common Interest Ownership Act;

WHEREAS, the Association is governed by certain documents including the Declaration of Covenants, Conditions, Restrictions and Easements for the Highlands at Springs Ranch, recorded April 14, 1997, at Reception No. 097041767 in the El Paso County records ("the Declaration") together with Policies, Procedures, Rules and Regulations dated October, 2007 ("Rules and Regulations") together with policies and rules as they may be voted on by the Board from time to time (collectively referred to herein as "Association Documents");

WHEREAS, pursuant to those Association Documents, the Association was created for the purpose of protecting and enhancing the quality, value, desirability and attractiveness of all property governed by said Association Documents and to perform certain functions for the benefit of owners of the land subject thereto; ("Association Property")(Declaration, Sec. 1.3);

WHEREAS, each owner is a member of the Association (Declaration, Sec. 7.3);

WHEREAS, the affairs of the Association, by virtue of the Association Documents, are managed by its Board of Directors (Declaration, Sec. 7.2);

WHEREAS, since certain possible violations of the Association Documents may have gone undetected in the past, it is the intent of the current Board of Directors to hereby notify all Owners, present and future, that the Board has determined that:

(a) Any current or past violations in the enforcement of the Association Documents are insufficient in number, nature and/or severity to give rise to a waiver of the operation of said documents or their effect;

(b) Any current or past violations in the enforcement of the Association Documents are insufficient to reflect a substantial change in the character of the neighborhood where the Association Property is located;

(c) Any current or past violations in the enforcement of the Association Documents does not destroy the essential objects and purposes of the Association or the Association Documents; and

(d) Any current or past violations in the enforcement of the Association Documents are not intended nor are sufficient in nature to lead a reasonable person to believe that a violation of any of the Association Documents will not be challenged in the future.

NOW THEREFORE, the Board, in order to more carefully and fully carry out the duties contemplated by the Association Documents, states as follows:

1. It is the intent of the Board to enforce the terms of the Association Documents fully and uniformly, and to interpret the Covenants only when necessary, and as Board action only, in order to accomplish prompt, effective enforcement of the Association Documents;

2. This Board does not ratify and does not in any way approve of any past or existing violations, and it will not be limited in its duties by any past inconsistencies concerning the interpretation of Association Documents;

3. In the event that any inconsistencies are discovered in connection with past or present Boards as to the interpretation of the Association Documents, the Board believes such inconsistencies are inadvertent in nature and not intended to serve as permission for nor precedent to govern any future Board actions; and



