

AMENDED AND RESTATED
RESOLUTION OF BOARD OF DIRECTORS OF
THE REUNION HOMEOWNERS ASSOCIATION, INC.
REGARDING ENFORCEMENT OF COVENANTS

WHEREAS, the Board of Directors (the "Board") of the Reunion Homeowners Association, Inc. (the "Association") adopted that certain Resolution of the Board of the Reunion Homeowners Association, Inc. dated August 15, 2005 regarding: violations of governing documents; enforcement of covenants and rules; notice and hearing procedures; and fine schedule (the "Resolution"); and

WHEREAS, the Association entered into a certain Management Agreement with Reunion Metropolitan District ("Reunion District") and North Range Metropolitan District No. 1 ("North Range District No. 1") on July 1, 2007 (the "Management Agreement") in which certain duties and responsibilities of the Association were delegated to and accepted by North Range District No. 1 and undertaken by Reunion District pursuant to the Master IGA (as defined in the Management Agreement), including the duties and responsibilities to provide covenant enforcement, architectural review and approval, and certain other administrative services; and

WHEREAS, Reunion District has undertaken to enforce the Declaration for Reunion Homeowners Association, Inc. recorded at Reception No. C1015874, Adams County, Colorado on August 27, 2002, the Articles of Incorporation, Bylaws, the Residential Improvement Guidelines and Site Restrictions, rules and regulations and policies and procedures of the Association, as the same may be amended and supplemented from time to time (collectively, the "Governing Documents"); and

WHEREAS, the Board desires to amend and restate the Resolution and set forth policies and procedures regarding: enforcement of the Governing Documents; notice and hearings regarding alleged violations; and fines imposed for violations of the Governing Documents.

NOW THEREFORE, the Board hereby adopts this Amended and Restated Resolution and the following policies and procedures:

1. Authority of District. The Association acknowledges that pursuant to the terms and conditions of the Management Agreement and the Master IGA (as defined in the Management Agreement), enforcement of the Governing Documents, including without limitation the power to hear and make decisions regarding alleged violations of the Governing Documents and the power to impose fines and other sanctions for violations of the Governing Documents, will be undertaken by Reunion District.

2. Courtesy Letter. Upon receipt of a written complaint alleging a violation of the Governing Documents pursuant to Section 10.2 of the Bylaws, a Courtesy Letter may be provided informing the owner of the alleged violation. If provided, the Courtesy Letter shall state that failure to timely cure the alleged violation may result in potential fines or other sanctions, including without limitation a forfeiture of any amounts held by the Reunion District in escrow pursuant to Resolution No. 08-028 adopted by the Reunion District on October 7, 2008

(the "District Escrow Resolution"). The owner shall have ten (10) days from the date of the letter to cure the alleged violation. If, in the discretion of the Board, the alleged violation requires more than ten (10) days to cure, the Board may extend the cure period or require the owner to commence such cure within ten (10) days after the date of the Courtesy Letter and diligently prosecute the same to completion. The Board may, in its sole discretion, determine that a Courtesy Letter is not necessary or appropriate and may instead immediately send a Notice of the alleged violation as provided in paragraph 3 below.

3. Notice of Complaint and Opportunity to Be Heard. If an owner fails to cure, or provide adequate proof that he or she is diligently seeking to cure, an alleged violation within ten (10) days of the date of the Courtesy Letter or if the Board determines, in its sole discretion, a Courtesy Letter is not necessary or appropriate, the Board shall send a notice of complaint and opportunity to be heard ("Notice") to the person alleged to have violated the Governing Documents (the "Respondent") in accordance with Article X of the Bylaws of the Association. Hearings regarding alleged violations of the Governing Document shall be conducted in accordance with Article X of the Bylaws of the Association. The President has, and the Board hereby acknowledges and agrees to, the appointment of the members of the North Range District No. 1 Board of Directors (NRMD Board) to serve on any tribunal required to be convened pursuant to Section 10.4 of the Association Bylaws ("Tribunal"). Upon filing of a Complaint pursuant to Section 10.3 of the Association Bylaws, the Reunion District (or its designated agents or employees) shall appoint three natural Persons from the NRMD Board to serve on the Tribunal, subject to the provisions of Section 10.4 of the Association Bylaws.

4. Failure to Attend or Request Hearing. In the event any Respondent afforded a Notice and opportunity to be heard fails to request a hearing or fails to appear, he or she will be presumed to have acknowledged the violation and will be subject to all fines and penalties assessed in connection with the violation.

5. Decision. After the Board has taken such steps as are required by Sections 3 and 4 above, upon a finding that Respondent is in violation of the Governing Documents, the Board may revoke or suspend the Respondent's membership privileges, impose fines in accordance with the fine schedule set forth in paragraph 6 below and take such other actions as it may deem necessary or appropriate to assure compliance with the Governing Documents, including without limitation a forfeiture of any amounts held by the District in escrow Fee pursuant to the District Escrow Resolution.

6. Fine Schedule. The following fine schedule is adopted for any and all violations of the Governing Documents. The first 30-day period shall commence as of the date that a Notice is sent to the Respondent.

First Offense:	\$ 25.00 per offense
Second Offense:	\$ 50.00 per offense
Third and Subsequent Offense:	\$ 100.00 per offense

7. Continuing Violation Over 60 Days; Multiple Violations. In the event that the Board determines, after providing a Respondent with Notice and an opportunity to be heard, that

one or more violations continues to exist 60 days after the Board's final determination, such violation shall be deemed a "Continuing Violation" until the Respondent cures such Continuing Violation or the Board determines there is adequate proof that he or she is diligently seeking to cure such Continuing Violation. In the event the Board determines, after providing a Respondent with Notice and an opportunity to be heard, that the Respondent has various multiple violations with regard to any other provisions of the Governing Documents, including but not by way of limitation, landscaping installation, on the non-compliant property, the violations shall be deemed "Multiple Violations" until the Respondent cures such Multiple Violations or provides adequate proof that he or she is diligently seeking to cure such Multiple Violations. In the case of either a Continuing Violation or Multiple Violations, the Board may, in its discretion, in addition to the imposition of fines and other penalties, impose a fine of up to \$100 for each day that one or more of the Continuing Violations and/or Multiple Violations continue and/or record a Notice of Noncompliance against such owner's property. Unless the Board, in its discretion, determines otherwise, the Respondent shall not be afforded additional Notice or opportunity to be heard prior to imposition of fines and other penalties for a Continuing Violation or Multiple Violations.

8. Violations or Offenses that Constitute a Present Danger. If, in its sole discretion, the Board deems that any violation is or may be an immediate or substantial threat to the health, safety or welfare of the community or an individual, the Board may impose any appropriate sanction as necessary to abate the threat to health, safety or welfare of the community or an individual, without prior compliance with Article 10 of the Bylaws or prior compliance with Sections 1 - 6 above.

9. Waiver of Fines and Other Amounts. The Association may determine covenant enforcement action on a case by case basis, and take other actions as it may deem necessary or appropriate to assure compliance with the Governing Documents. The Board may, in its sole discretion, waive all or any portion of any fines and other amounts levied hereunder. Additionally, the Board may condition waiver of any fine or other amount(s), upon the Respondent coming into and staying in compliance with the Governing Documents.

10. Other Enforcement Means. The policies and procedures, as well as the fine schedule set forth herein, shall be in addition to all other enforcement means which are available to the Association through the Governing Documents, or by law. Application of the policies and procedures or the fine schedule specified herein does not preclude the Association from using any other enforcement means.

11. Legal Action. Any violation of the Governing Documents may, in the discretion of the Board, be turned over to legal counsel to take appropriate legal action either in lieu of, or in addition to, the imposition of any fines or other penalties hereunder.

12. Foreclosure of Lien. Each fine or fee becoming due and owing as contemplated herein shall, until paid, constitute a perpetual lien on and against the real property in question. The Association may, in the discretion of the Board, initiate foreclosure of such lien in the event that the fines or other amount(s) due the Association are in excess of \$2,000.

13. Application of Escrow Amounts. Any amounts held by the Reunion District in escrow pursuant to the District Escrow Resolution may, in the discretion of the Reunion District, be applied towards fines and other penalties imposed hereunder as a result of forfeiture that may occur under the District Escrow Resolution.

14. Deviations. The Board may deviate from the procedures set forth herein if, in their sole discretion, such deviation is reasonable under the circumstances.

15. Amendment. The policies and procedures and fine schedule set forth in this Amended and Restated Resolution may be supplemented and/or amended from time to time by the Board.

PRESIDENT'S

CERTIFICATION:

The undersigned, President of the Reunion Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Amended and Restated Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on October 7, 2008 and in witness thereof, the undersigned has subscribed his/her name.

REUNION HOMEOWNERS ASSOCIATION, INC.,
a Colorado nonprofit corporation

By: _____

President