

**POLICY OF PARK EAST SQUARE HOMEOWNERS ASSOCIATION, INC.  
REGARDING BUILDING & GROUNDS MAINTENANCE**

**SUBJECT:** Owner and Association responsibilities regarding all aspects of building and grounds maintenance.

**PURPOSE:** Clarify the existing covenants regarding building and grounds maintenance.

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

**EFFECTIVE DATE:** January 10, 2023

**RESOLUTION:** The Association hereby adopts the following Policy and Procedures:

1. General. The existing covenants are occasionally not clear or comprehensive as to what is meant by maintenance of the buildings and grounds. The Maintenance and Insurance Chart (Exhibit A to the Resolution) clarifies both financial and execution responsibilities for building exteriors, interiors, and the common area. It is available on the Association's website.
  - A. The Association is not responsible for incidental damage that may be related to the maintenance and repair of buildings and grounds (e.g., fallen pictures or ceiling light fixtures, nails in tires, paint drips on screens, or scratched windows). If an owner believes such incidental damage is serious enough and clearly the result of the work, the owner may decide to work with the contractor directly.
2. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.
3. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
4. Amendment. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of Park East Square Homeowners Association, Inc. certifies that the foregoing Policy 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 January 10, 2023. In witness thereof, the undersigned has subscribed their name.

**Park East Square Homeowners Association, Inc.,  
(a Colorado corporation)**

By: Lois E Bennett  
Its: President