

**RESOLUTION OF THE
PENN PLAZA OWNERS ASSOCIATION
REGARDING RESERVE STUDIES**

SUBJECT: Adoption of a policy related to when the Association will have a reserve study prepared, whether there is funding plan for the work recommended by the reserve study, and whether the reserve study will be based on a physical analysis and a financial analysis.

PURPOSES: To provide for the creation and review of a reserve study and for the funding of the work recommended by the reserve study.

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

EFFECTIVE DATE: May 1, 2015

RESOLUTION: The Association hereby adopts the following policy:

1. Baseline Reserve Study. The Association has conducted a baseline reserve study, which includes both a physical analysis and a financial analysis as follows:
 - A. The Physical analysis includes:
 - (1) A component inventory identifying those portions of the community the Association is obligated to maintain, including the useful life of each component.
 - (2) A condition assessment of each component on the component inventory by on-site inspection.
 - (3) Estimates of the remaining useful life and replacement costs of each component.
 - B. The financial analysis includes:
 - (1) An analysis of the funds currently held in the Association's reserve fund in relation to the expected needs of the Association per the reserve study.
 - (2) A future funding plan to meet the requirements of the reserve study.

2. Update of the Reserve Study. Each year following the establishment of the baseline reserve study as provided above, the Association shall cause the reserve study, including both the physical and financial analysis, to be evaluated, either internally or externally, in order to determine increase in replacement costs and decreases in remaining useful lives of the components of the reserve study and to adequately address changes to be made to the reserve study. The update may be done either with or without a site visit. In determining whether a site visit is required in any given year in order to update the reserve study, the Association shall take into consideration the following:
 - A. Any Special or extraordinary issues facing the community (such as an increase in roof leaks or other maintenance issues).
 - B. Increased deterioration in any components beyond normal wear and tear.
 - C. Economic changes that affect the replacement cost of any component.
 - D. Whether routine maintenance of the components has been kept up with.

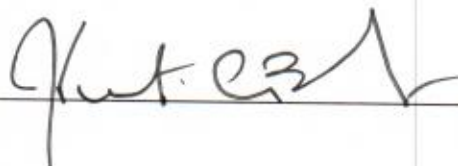
3. Funding of the Reserve Fund. The reserve fund will be funded through regular assessments and, when necessary, special assessments levied by the Association. The reserve fund shall be funded at a level such that the reserve fund shall at all times maintain a positive balance and shall target a surplus contingency amount which shall be set by the board of directors from time to time.

PRESIDENT'S
CERTIFICATION:

The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on April 30th, 2015 and in witness thereof, the undersigned has subscribed his/her name.

PENN PLAZA OWNERS
ASSOCIATION
a Colorado nonprofit Corporation

By: _____



President