

**RESOLUTION
OF THE
SERENITY RIDGEOWNERS ASSOCIATION, INC.
REGARDING POLICY FOR SERENITY RIDGE FILING NO. 1**

**MAINTENANCE OF DRAINAGE FACILITIES
(Revised February 22, 2010)**

SUBJECT: Adoption of a policy for maintenance of private storm sewer facilities including underdrain facilities to protect houses at Serenity Ridge Filing No. 1.

PURPOSE: To adopt a policy regarding maintenance of private storm sewer facilities including underdrain facilities

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

EFFECTIVE

DATE: March 1, 2010

RESOLUTION: The Association hereby adopts the following policy and procedure:

1. Underdrain Maintenance

The Serenity Ridge Owners Association, Inc. ("Association") shall have the right but not the obligation to maintain certain underdrain facilities within and adjacent to Serenity Ridge in accordance to the Declaration, Bylaws Articles of Incorporation of the Association including but not limited to Sections 10.1(b) and 10.1(c).

The Serenity Ridge Owners Association, Inc. ("Association") shall only maintain those underdrain facilities that meet the following criteria:

- a. Are located in Association property, City right-of-way, are included in property that the association has entered into agreement with the Serenity Ridge Metropolitan District No. 1 or No. 2, or are contained within easements granted to the Association and accepted by the Association.
- b. Have been installed in accordance to plans approved by the association as documented by a written approval of the Association.
- c. Have provided the association with asbuilts which confirm that the underdrain has been substantially installed in accordance to the approved plans.
- d. Are contained within an easement granted to the City of Aurora (unless within City right-of-way)
- e. Are NOT located within an individual homeowner lot unless contained within easements granted to the Association and accepted by the Association
- f. Have been approved by the Association Board of Directors prior to construction including those attached to this resolution and marked Exhibit A.

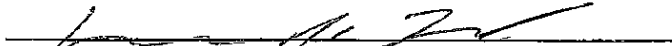
The Serenity Ridge Owners Association, Inc. ("Association") shall annually retain a qualified person/company to inspect the outlet of any underdrain to verify the function of the underdrain.

The cost of said maintenance shall be included in the annual maintenance budget of the association. The Association reserve study and reserve budget shall include a specific line item(s) for the reserve contribution of these lines. The Association shall seek reimbursement from any party or parties that through their actions caused damage whether intentional or not, to the drainage facility.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Serenity Ridge Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors at a duly called and held meeting of the Board of Directors on February 04, 2010 and in witness thereof, the undersigned has subscribed his/her name.

Serenity Ridge Owners Association, Inc.
a Colorado nonprofit corporation

By: 
President