

**RESOLUTION OF
THE VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.
REGARDING MAINTENANCE OF PRIVATE ROADS**

SUBJECT: Rescinding and Vacate March 24, 2011 Resolution regarding maintenance of roads within the community.

PURPOSE: To correct the requirements of the Association in compliance with requirements pursuant to the Plat Map recorded at Reception 97003189 on January 9, 1997 and the Amended and Restated Declaration recorded at Reception 217023269.

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

EFFECTIVE

DATE:

July 19, 2023

RESOLUTION: The Association hereby adopts the following procedures to Rescind and Vacate prior Resolution.

WHEREAS, the Association is required to manage, operate, care for maintain and repair all Common areas and keep the same in an attractive and desirable condition pursuant to Section 8.2 of the Declaration and included within that is the obligation to maintain all private Roads.

WHEREAS, the Private roads referenced in the Declaration and the Plat maps are specifically called out on the Plat map and in filing one they are: Fawn Meadow, Bare Foot Heights, Doe Run Point and Hard Rock Point.

WHEREAS, the Private Roads are owned by the Association.

WHEREAS, the area which was the subject of the 2011 resolution is land owned by Lot Owners of units 7871, 7891, and 7911 Dutch Rock Drive and not the Association.

WHEREAS, the Plat map on page two of two specifically identifies the area in question as driveway parking and access easement and NOT a Private road.

WHEREAS, continuance of the prior resolution is an unfair use of Association funds to provide maintenance for land not owned by the Association.

WHEREAS, since the Association does not own the land they also do not insure the land and work on the Lot Owners land could create liability to the Association.

NOW, THEREFORE, THE Board of Directors causes this Notice to Rescind and Vacate the unsigned Resolution of March 24, 2011.

The Association will not undertake any maintenance, repair or replacement of the driveway of units 7871, 7891 and 7911.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of The Village at Peregrine Homeowners Association, Inc., a Colorado nonprofit corporation, 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 July 19, 2023 and in witness thereof, the undersigned has subscribed his/her name.

**The Village at Peregrine Homeowners
Association, Inc., a Colorado nonprofit
corporation**

By: Susan Cuddeback
Its: President

By: Ann McBeckton
Its: Vice President.