

SUNSET VALLEY HOMEOWNERS ASSOCIATION, INC.

POLICY #010: RESERVE STUDY

The following procedures adopted by Sunset Valley Homeowners Association, Inc. ("Association") pursuant to the provisions of the Association Documents, C.R.S. §38-33.3-209.5(1)(b)(IX), The Act, at a regular meeting of the Board of Directors.

Purpose: To adopt a Policy setting forth procedures for a reserve study and funding policy.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy governing a reserve study and funding policy:

1. The Association shall have prepared a reserve study for the portions of the Project maintained, repaired, replaced, and improved by the Association at such a time as the Board shall, in its sole business judgment, determine that this is necessary. Partial updates and changes may be made at the discretion of the Board. This study may be made by members of the Association or professionals, in the discretion of the Board.
2. The Association does or will have a funding plan for work recommended by any reserve study and the resources of funds to perform any work may include, among other things, current assessments, regular assessments, additional assessments, special assessments, a reserve fund into which deposits have been made, operating surpluses from previous years, borrowing or any other source of funding. Funding may be made through a pre-funded reserve fund or at the time of the necessary work. Funding sources may be changed at the discretion of the Board. Different work may be funded in different manners or in several different manners.
3. Any reserve study will be based upon both physical and financial analysis.

Automatic Revision: This Policy shall be revised automatically to include any revisions to the applicable statute referenced above.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Sunset Valley Homeowners Association, Inc., a Colorado nonprofit corporation, certified that the foregoing Policy #010 was introduced for the first reading at a fully called and held meeting of the Board on 12-11-25, and approved and adopted by the Board at the Board meeting on 12-11-25.

Sunset Valley Homeowners Association, Inc., a Colorado nonprofit corporation



President

1/26/26

Date



Secretary

1-26-26

Date