

VINTNER'S FARM SUBDIVISION
POLICY REGARDING INSPECTION AND COPYING

The Board of Directors, through the Secretary, shall make the following information available to any member upon reasonable notice in writing:

1. The date on which the fiscal year commences;
2. The Association's operating budget for the current year;
3. A list of the current assessments, including both regular and special assessments;
4. The Association's annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure;
5. The results of its most recent available financial audit or review for the fiscal year immediately preceding the current annual disclosure
6. A list of all Association insurance policies, including but not limited to property, general liability, association director and officer professional liability, and fidelity policies. Such list shall include the company names, policy limits, policy deductibles, additional named insureds, and expiration dates of the policies listed;
7. All the Association's Bylaws, Articles and Rules and Regulations'
8. The minutes of the Board of Directors' meetings and member meetings for the fiscal year immediately preceding the current annual disclosure
9. The Association's governance policies

The Association shall have the widest possible latitude in the methods and means of disclosure . The foregoing disclosures shall be accomplished, at the discretion of the Association, by one of the following methods:

1. Posting on an internet web page; (with accompanying notice of the web address via first class mail or e- mail;
2. The maintenance of a literature table or binder at the Secretary's home;
3. By mail or hand delivery of such information to the requesting member.

The cost of such distribution shall be accounted for by the Association as a common expense.

For purposes of this policy, the Secretary of the Association shall be the designated agent of the Association and his/her address and telephone number shall be the address and telephone number of the designated agent and of the Association. If the Association's address, designated agent, or management company changes, the Secretary shall provide all members with an amended notice within ninety days after such change.

Adopted on FEB 16, 2011
Andy Reed
Secretary