

**CONSENT OF DIRECTORS
OF THE
WOLF RANCH OWNERS ASSOCIATION, INC.**

The undersigned, being all of the Directors of the Wolf Ranch Owners Association, Inc., a Colorado non-profit corporation (the "Association"), hereby consent to vote in favor of, and adopt the following resolution:

WHEREAS, the Board of Directors of the Wolf Ranch Owners Association, Inc. is empowered to govern the affairs of the Association pursuant to Chapter 2, Section 2.2 of the Community Charter for Wolf Ranch Residential Property (hereafter referred to as "Charter") and Article 3, Section 3.1 of the Bylaws and Article 5 of the Articles of Incorporation; and,

WHEREAS, per Chapter 8 of the Charter, the Association has the right to make efforts to remedy and resolve violations of the Declaration including the right to levy or collect fines for violations, and

WHEREAS, the Governing Documents establish certain standards for exterior structures and improvements placed, erected, installed or made upon any Unit (as defined in the Charter). Plans for all such structures and improvements must be approved by the Design Review Committee (DRC) prior to the commencement of construction or installation, and

WHEREAS, Chapter 6 of the Charter establishes certain use and maintenance restrictions which must be complied with by all Owners and occupants of any Unit in addition to those requirements set forth in the Design Guidelines and the Rules and Regulations (Community Guidelines), and

WHEREAS, from time to time, Owners fail to bring timely resolution to activities which constitute a violation of the governing documents, and

WHEREAS, Chapter 8 of the Charter creates the right for the enforcement of the governing documents, and

WHEREAS, it is the pleasure of the Board of Directors to delegate the day-to-day responsibilities of managing the governance of the Wolf Ranch Owners Association to Management on behalf of the Board, it is therefore


WHEREAS, a Covenant Management Policy was adopted by the Board on December 1, 2004;

RESOLVED, that a Non Compliance Management Policy, formerly called the Covenant Management Policy, be adopted which defines the procedures that Management is to implement when verification has been made that a violation of the Governing Documents has occurred or does exist;


FURTHER RESOLVED, that this policy replaces any and all previous policies adopted by the Board;

IT IS THEREFORE RESOLVED that the Wolf Ranch Owners Association Non Compliance Management Policy, attached hereto as Exhibit A, be adopted as of the date hereby executed, which shall remain in effect until amended, replaced or otherwise terminated.

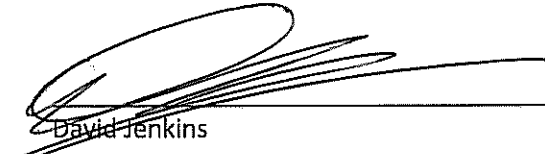
EXECUTED this 7TH day of May, 2010.



Ralph Braden



Kent Petre



David Jenkins

Exhibit A

Wolf Ranch Owners Association Non Compliance Management Policy

Scope:

Lots within the Wolf Ranch community are encumbered by governing documents, including the Community Charter for Wolf Ranch Residential Property (CHARTER). All purchasers of property within the Wolf Ranch community are given a copy of all aforementioned document(s) outlining the requirements set forth in the community at time of contract for the purchase of a home.

The Wolf Ranch Owners Association is assigned the duty of enforcing the provisions of the governing documents on behalf of the Owners (Chapter 8 of the Charter).

In order for the Association's Management Company to carry out the covenant management needs of the community in a timely manner, the following policy is hereby adopted giving specific steps that are to be used, unless extenuating circumstances exist.

Defined Violation Levels:

The Board recognizes that some violations can and should be resolved in a nearly immediate timeframe while other matters require more significant time to bring the property into compliance. For the purposes of this Policy, the following three violation levels are hereby established and defined. Additionally, these definitions will include the timing by which Owners are given to comply before additional actions are taken. Examples of violations under each level are also provided below; however, it is not intended that these examples are all inclusive. The Board or Management shall have the final authority to make any decisions regarding the appropriate level for a violation.

LEVEL I

Level I violations are those which can be resolved with very little effort or time. Owners will be requested to provide their assistance to the Association by ensuring the violation is resolved immediately upon receipt of the notice or letter. Additional letters will continue with this required compliance timing and will follow the notice process outlined in the next section titled "procedure".

Examples of Level I violations include:

- Parking violations including that of commercial vehicles, recreational vehicles, disabled vehicles, trailers and boats.
- Improper storage of trash and/or recycling containers, play equipment, basketball units, or other items.
- Nuisance matters concerning excessive noise, barking dogs, etc.
- Landscape or Architectural projects which have been started without previous approval.

LEVEL II

Level II violations are those which can be resolved with a moderate amount of effort or time. Owners will be requested to provide their assistance to the Association by ensuring the violation is resolved within 14 days of the date of the notice or letter. Additional letters will continue with this required compliance timing and will follow the notice process outlined in the next section titled "procedure".

Examples of Level II violations include:

- Landscape related matters which include but are not limited to mitigation of weeds, watering issues, sod in need of mowing and replacement of dead shrubs or trees.

- Completion of landscaping which is past due.
- Repair of landscaping, retaining walls or other architectural features which may be in disrepair or otherwise require attention.

LEVEL III

Level III violations are those which require an extended period of time, effort and/or planning to resolve. Owners will be requested to provide their assistance to the Association by ensuring the violation is resolved within 45 days of the date of the initial notice or letter. Additional letters will required compliance within 14 days and will follow the notice process outlined in the next section titled "procedure". Examples of Level III violations include significant maintenance or replacement projects including but not limited to:

- Painting
- Concrete work (sidewalks, patios driveways)
- Roofing
- Decks or buffering mechanisms

Procedure:

Most violations of the covenants occur as a result of misinformation or the Owner being uninformed of the restriction or standard. Therefore, the following procedure is established as a standard plan for receiving violation information and providing notice of violations to Owners in an effort to bring resolution to covenant violations within the Wolf Ranch community:

1. An alleged violation of the governing documents may be identified by:
 - a. A written complaint/report by a Member of the Association, or
 - b. Observed by Management during an on-site neighborhood inspection
2. If others report an alleged violation, Management shall verify the existence of the violation. If the nature of the allegation is a circumstance that Management cannot tangibly observe by visiting the site at a given time, the complainant must give ample information about the violation observed (in writing) providing the Association with details, which it can rely upon for further action. If insufficient information is provided or if the complainant is unwilling to give written testimony to the circumstances, the Association reserves the right to not pursue further action.
3. Once verification has been made that a violation exists (or reasonable determination that such circumstances occurred), Management shall send a "Courtesy Notice" to the Owner simply stating the nature of the violation and the date by which remedy must be completed (in accordance with the appropriate violation level).
4. Following the given compliance date, Management shall re-inspect the property to verify compliance. If the requested remedy has been met, no further action shall be taken.

If remedy has not been met, a "First Notice" of violation shall be sent to the Owner stating the following information:

- a. Nature of the violation
- b. Action required for remedy
- c. Date by which remedy must be completed.

5. Following the given compliance date, Management shall re-inspect the property to verify compliance. If the requested remedy has been met, no further action shall be taken.

If remedy has not been met, a "Second Notice" of violation shall be sent to the Owner, again defining the conditions of the violation and the required actions for remedy. This notice shall also state that a hearing may be held on their behalf if not requested within 15 days. If a hearing is scheduled to be held, the Owner must be notified and given an opportunity to attend.

The purpose of the hearing is to obtain all facts regarding the circumstances, giving the Owner the opportunity to present extenuating circumstances that may exist. Following the hearing, the Board shall make a determination based on the information received. The minutes of the meeting shall contain a written statement of the results and the sanction, if any, imposed. The Owner shall be advised of the Board's decision in writing.

If the circumstances of the violation are deemed to be a safety issue or otherwise detrimental to the community, a second notice may be waived and legal action pursued immediately, subject to Board approval.

6. Management shall carry out a series of events approved by the Board in the hearing. Any sanctions Assessed to the Owner shall be followed by a notice of sanction to be sent to the Owner. This notice of sanction should include a compliance date that must be met in order to avoid additional sanctions being imposed.
7. Following a series of sanctions and inspections by management to document whether compliance has been reached, the Board may determine to further pursue the resolution of this violation. Further action may include (a) entering the property to bring the property into compliance, (b) distributing a final demand notice by certified mail, which may include additional sanctions, (c) engaging legal counsel (for distribution of a demand notice by counsel), or (d) initiating other legal action.

Any violation turned over to legal counsel shall be administered by the Board of Directors and shall not be a responsibility of Management other than to communicate between legal counsel and the Board.

		Amount of time to comply on			
	Description	Examples	Courtesy Postcard Upon Receipt	First Notice Upon Receipt	Second Notice Upon Receipt
Level I	Those which can be resolved with very little effort or time	<ul style="list-style-type: none"> • Parking violations including that of commercial vehicles, recreational vehicles, disabled vehicles, trailers and boats. • Improper storage of trash and/or recycling containers, play equipment, basketball units, or other items. • Nuisance matters concerning excessive noise, barking dogs, etc. • Landscape or Architectural projects which have been started without previous approval. 			
Level II	Those which can be resolved with a moderate amount of effort or time	<ul style="list-style-type: none"> • Landscape related matters which include but are not limited to mitigation of weeds, watering issues, sod in need of mowing and replacement of dead shrubs or trees. • Completion of landscaping which is past due. • Repair of landscaping, retaining walls or other architectural features which may be in disrepair or otherwise require attention. 	14 days	14 days	14days
Level III	Those which require an extended period of time, effort and/or planning.	<p>significant maintenance or replacement projects including but not limited to:</p> <ul style="list-style-type: none"> • Painting • Concrete work (sidewalks, patios driveways) • Roofing • Decks or buffering mechanisms 	45 days	14 days	14 days