

**RESOLUTION OF
KENTFIELD TOWNHOME SUBASSOCIATION, INC.
REGARDING INSURANCE COVERAGE FOR LOTS**

SUBJECT: Clarification of provisions of Article 6 of the Declaration regarding insurance responsibility for components of the structures on the Lots.

PURPOSE: To provide notice of the Association's adoption of a Resolution clarifying insurance obligations of the Association and the Owner for components of structures on the Lots.

AUTHORITY: Supplemental Declaration of Covenants, Conditions, Restrictions of Kentfield Townhomes ("Declaration"), Bylaws of Kentfield Townhome Subassociation Association ("Bylaws"), Articles of Incorporation of Kentfield Townhome Subassociation, Inc. ("Articles"), and Colorado law.

EFFECTIVE DATE: November 11, 2013

RESOLUTION:

RECITALS

1. Article 6, Section 6.3 of the Declaration provides the Association *may* obtain and maintain, to the extent that such insurance is reasonably available, considering availability, cost and risk coverage provided by such insurance, a policy of property insurance covering the structure(s) located on each Lot, except for land, excavations, foundations and other matters normally excluded from property policies, in an amount not less than necessary to comply with any co-insurance percentage stipulated in the insurance policy.
2. Article 6, Section 6.9 of the Declaration provides that an insurance policy issued to the Association does not obviate the need for Owners to obtain insurance for their own benefit. Per that section, insurance coverage on each Owner's Lot and the Improvements thereon, if not carried by the Association at its election, shall be the responsibility of the Owner of such Lot.
3. The Board finds it is necessary for the proper management of, and notice to, the community to adopt a Resolution which further clarifies the insurance requirements for the structures on the Lots.

The Board is hereby adopting the Resolution:

1. **Definition.** As used in Article 6, Section 6.3 of the Declaration, the term structure shall mean the all components and improvements on the Lot lying *outside* of the following boundaries:
 - (a) The finished interior surfaces of the perimeter and interior walls. All lath, furring, wallboard, drywall, plasterboard and plaster making up the unfinished surfaces of the walls of the residence on the Lot shall be part of the structure. All paneling, tiles, surface texture, wallpaper, paint, and any other materials constituting the finished surfaces are not a part of the structure for purposes of the definition of structure in relation to Article

6, Section 6.9. Where found on the walls and ceilings, the interior surfaces of built-in fireplaces with their flues in the closed position shall not be part of the structure.

- (b) The finished interior surfaces of each floor. As such, the beams and subfloor shall be part of the structure, but any finished surface, such as carpeting, pad, vinyl, tile or hardwood is not.
- (c) The finished interior surfaces of ceilings. All lath, furring, wallboard, drywall, plasterboard and plaster making up the unfinished surfaces of the ceilings of the residence on the Lot shall be part of the structure. All surface texture, paint, and any other materials constituting the finished surfaces are not a part of the structure for purposes of the definition of structure in relation to Article 6, Section 6.9.
- (d) The interior surfaces of the windows and window frames, and exterior doors and door frames. As such, the windows and exterior doors shall be part of the structure.

- 2. **Association and Owner Obligation.** Based on the definition of structure above, the Association's insurance on the structure shall include coverage on all Improvements on the Lots lying outside of the boundaries defined above. Owners shall be responsible for maintaining insurance coverage on all Improvements within the boundaries defined above. The attached chart is for the purpose of further clarifying such insurance obligations in relation to the structures on the Lots.
- 3. **Definitions.** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
- 4. **Supplement to Law.** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.
- 5. **Amendment.** This Resolution may be amended from time to time by the Board. This Resolution supersedes and replaces any and all prior Resolutions addressing the subject matter set forth herein.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Kentfield Townhome Subassociation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on _____ 2012, and in witness thereof, the undersigned has subscribed his/her name.

KENTFIELD TOWNHOME SUBASSOCIATION, INC.
a Colorado non-profit corporation,

By: _____
President

	INSURANCE
BUILDING EXTERIOR	
Building-structure, including foundations, columns, girders, beams and supports ¹	A
Siding, including painting, repairing and replacing ²	A
Brick, stone, trim, shutters, and other exterior surfaces and improvements, including painting and staining ²	A
Roof shingles and roof underlay ²	A
Gutters and downspouts ²	A
Patios, balconies, decks, porches	A
Storm/screen doors	A
Windows, frames and panes	A
Window screens	A
Glass	A
Skylights, including glass and frames	A
Exterior doors of a residence, including peep holes, doorknobs and lock mechanisms, excluding painting or staining	A
Patio sliding doors	A
Garage doors	A
Garages	A
Stairs and railings leading to residences and landings outside residence doors, located on Lots ³	A
Light fixtures outside residences	A
Chimneys	A
Exterior water meters	A
Driveways on Lots	A
Fences on Lots	A

	INSURANCE
UTILITIES	
Utilities and lines installed within the interior of a residence on a Lot starting from the point they enter the drywall of any wall, floor or ceiling, including furnaces, heating, plumbing, lighting, telephone, hot water equipment and appurtenances	O
Utilities and lines installed outside of the structure on a Lot, starting from the point they exit the drywall of any wall, floor or ceiling	A
Air conditioners	A
Circuit boxes, electric meters, and water meters on a Lot located on the exterior of the residence	A
UNIT INTERIORS	
Fireplace box	O
Fireplace flue	O
Furnishings	O
Window coverings	O
Permanent fixtures including but not limited to ceiling fans, hand rails, cabinets and counter tops	O
Appliances including oven, range, refrigerator and disposal	O
Walls, ceilings and floors –finished surfaces, such as texture, paint, paneling, tile, pad and carpet, vinyl, and hardwood	O
Walls, ceilings and floors –non-finished surfaces, such as subflooring, lath, furring, drywall, and insulation	A
Interior doors	O
GROUNDS	

	INSURANCE
Grass, trees, shrubbery, flowers and landscaping on Lot	A
Drives, sidewalks, curbs, steps, and walkways on Lot	A
Retaining walls on rear yard property lines of Lots abutting the Union Pacific Railroad right-of-way	A
Irrigation system on Lot	A