

COLOROW AT SQUAW CREEK HOMEOWNERS ASSOCIATION

Policies and Procedures Regarding Security Gate Access

The following Policies and Procedures have been adopted by the Executive Board of Colorow at Squaw Creek Homeowners Association ("Association") and shall be effective **January 1, 2014**.

These Policies and Procedures are meant to replace and supersede any policies regarding security gate access to Colorow at Squaw Creek ("Colorow") via the security gate previously adopted by the Association. Any capitalized terms not defined herein shall have the meanings ascribed to such terms in the Amended and Restated Declaration of Protective Covenants for Colorow at Squaw Creek, as amended from time to time (the "Declaration").

Purpose: To establish a policy regarding access to Colorow via the security gate located on Colorow Road near the entryway to Colorow, in order to enhance security and the well-being of all Owners. Colorow at Squaw Creek is a rural subdivision that is accessed via a private road known as Colorow Road, which road is intended for use by Owners and Occupants of Lots within Colorow and their guests and invitees. Accordingly, the Association, acting through the Executive Board, must take steps to control access to Colorow via the security gate in order to ensure that the intended private use of Colorow Road, which is relied upon by Owners and Occupants, is maintained.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following policy governing the operation of the security gate on Colorow Road.

1. ACCESS BY OWNERS, OCCUPANTS, GUESTS AND INVITEES. The security gate on Colorow Road is electronically operated and does not have a person in attendance. All Owners will be given the code that can be keyed into the keypad at the gate to open the gate. Owners are permitted to share the code with any person occupying their Lot (an "Occupant") and an Owner's or Occupant's guests and invitees. Additionally, Owners will be listed on a directory at the gate, which can be used to call an Owner or Occupant, who can then provide access to any person in an Owner's discretion. The code will be changed from time to time in the reasonable discretion of the Executive Board in order to keep access to Colorow as secure as possible without imposing an undue burden on Owners and Occupants.

2. ACCESS FOR REALTOR OPEN HOUSE. Holding an "open house" for local realtors has become a common means of marketing a property when it is for sale. The Executive Board has determined it is reasonable to leave the security gate open occasionally to assist an Owner in marketing his or her property through a realtor's open house. During the first two months after a Lot is placed on the market for sale, an Owner shall have the right to designate one or two days on which a realtor's open house will be held, on which days the security gate shall remain open when a realtor is present during the hours of 1:00 p.m. until 4:00 p.m. Additionally, at any time that a Lot is for sale, an Owner may designate one day each weekend (Saturday or Sunday) on which the security gate shall remain open when a realtor is present during the hours of 1:00 p.m. until 4:00 p.m. At all other times an Owner or an Owner's real

estate broker may provide access for real estate showings via the electronic entry procedure described in section 1 above.

3. **Keys to the Gate's Electronics in the Control of the HOA.** The keys to the electronics cabinet for the gate will be kept in the control of members of the Board of the HOA. If there is a need to open the gate under this policy or for other approved situations that opening and closing schedule will be programed by a member of the HOA Board into the security gates computer operator. The request for opening the gate must be requested at least 24 hours in advance of the scheduled time.

COLOROW AT SQUAW CREEK HOMEOWNERS ASSOCIATION

By: _____,
_____, President

Attestation by Secretary

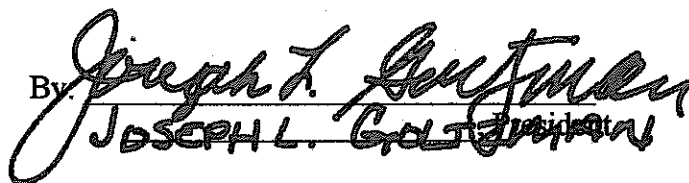
These policies and procedures regarding security gate access to Colorow were adopted by the Executive Board on the ___ day of _____, 201_, effective the 1st day of January, 2014, and such vote is attested to by the Secretary of the Colorow at Squaw Creek Homeowners Association.

_____, Secretary

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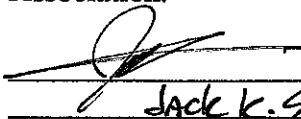
3. **Keys to the Gate's Electronics in the Control of the HOA.** The keys to the electronics cabinet for the gate will be kept in the control of members of the Board of the HOA. If there is a need to open the gate under this policy or for other approved situations that opening and closing schedule will be programed by a member of the HOA Board into the security gates computer operator. The request for opening the gate must be requested at least 24 hours in advance of the scheduled time.

COLOROW AT SQUAW CREEK HOMEOWNERS ASSOCIATION

By 
JOSEPH L. GOLDSTEIN President

Attestation by Secretary TRASMER

These policies and procedures regarding security gate access to Colorow were adopted by the Executive Board on the ___ day of _____, 201_, effective the 1st day of January, 2014, and such vote is attested to by the Secretary of the Colorow at Squaw Creek Homeowners Association.


Jack K. Snow, Secretary TRASMER