

**SHADOWROCK TOWNHOME ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**A RESOLUTION OF THE SHADOWROCK TOWNHOME ASSOCIATION, INC.  
APPROVING A SPECIAL ASSESSMENT FOR DECK RAIL REPAIR AND STAINING**

**SUBJECT:** A one-time Special Assessment.

**PURPOSE:** Provide funds to pay for the repair and staining of deck railings.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** September 10, 2019

**RESOLUTION:** The Association hereby authorizes its Manager, Excell Property Services, LLC to invoice owners for deck railing stain and repair. The invoice of \$18,720.00 shall be prorated to the size of the residence and shall be included in Quarter 4 invoice. Exhibit A-Special Assessment is attached.

IN WITNESS, the undersigned certifies that this Resolution was adopted by the Board of Directors of the Association on:

September 10, 2019

SHADOWROCK TOWNHOME ASSOCIATION, INC.  
a Colorado nonprofit corporation,

DocuSigned by:  
*Thomas Banner*  
Thomas Banner

DocuSigned by:  
*Rachael Wynne*  
Rachael Wynne

DocuSigned by:  
*Shana Broback*  
Shana Broback

DocuSigned by:  
*John D. LaSalle*  
John LaSalle

DocuSigned by:  
*Jacques A. Machol III*  
Developer-Designer

**Exhibit A****Special Assement Invoice by Residence**

<b>Special Assement Invoice by Residence</b>					<b>Invoice</b>
<b>Residence Number</b>	<b>Heated Square Feet</b>	<b>Garage Square Feet</b>	<b>Total Square Feet of Residence</b>		<b>\$18,720.00</b>
<b>110</b>	2230	391	2621	1.7045%	\$319.08
<b>112</b>	2230	391	2621	1.7045%	\$319.08
<b>114</b>	2230	391	2621	1.7045%	\$319.08
<b>116</b>	2230	391	2621	1.7045%	\$319.08
<b>118</b>	2230	391	2621	1.7045%	\$319.08
<b>120</b>	2230	391	2621	1.7045%	\$319.08
<b>111</b>	2286	514	2,800	1.8209%	\$340.87
<b>113</b>	2286	514	2,800	1.8209%	\$340.87
<b>115</b>	1669	220	1,889	1.2284%	\$229.96
<b>117</b>	2286	514	2,800	1.8209%	\$340.87
<b>121</b>	1669	220	1,889	1.2284%	\$229.96
<b>123</b>	2286	514	2,800	1.8209%	\$340.87
<b>125</b>	1669	220	1,889	1.2284%	\$229.96
<b>127</b>	2286	514	2,800	1.8209%	\$340.87
<b>130</b>	2600	399	2,999	1.9503%	\$365.09
<b>132</b>	2207	220	2,427	1.5783%	\$295.46
<b>134</b>	2600	399	2,999	1.9503%	\$365.09
<b>136</b>	2207	220	2,427	1.5783%	\$295.46
<b>131</b>	2286	514	2,800	1.8209%	\$340.87
<b>133</b>	1669	220	1,889	1.2284%	\$229.96
<b>135</b>	1669	220	1,889	1.2284%	\$229.96
<b>137</b>	2286	514	2,800	1.8209%	\$340.87
<b>140</b>	2600	399	2,999	1.9503%	\$365.09
<b>142</b>	2207	220	2,427	1.5783%	\$295.46
<b>144</b>	2600	399	2,999	1.9503%	\$365.09
<b>141</b>	2286	514	2,800	1.8209%	\$340.87
<b>143</b>	1669	220	1,889	1.2284%	\$229.96
<b>145</b>	2286	514	2,800	1.8209%	\$340.87
<b>150</b>	2600	399	2,999	1.9503%	\$365.09
<b>152</b>	2207	220	2,427	1.5783%	\$295.46
<b>154</b>	2600	399	2,999	1.9503%	\$365.09
<b>156</b>	2207	220	2,427	1.5783%	\$295.46
<b>158</b>	2600	399	2,999	1.9503%	\$365.09
<b>151</b>	2286	514	2,800	1.8209%	\$340.87
<b>153</b>	1669	220	1,889	1.2284%	\$229.96
<b>155</b>	2286	514	2,800	1.8209%	\$340.87
<b>160</b>	2600	399	2,999	1.9503%	\$365.09
<b>162</b>	2207	220	2,427	1.5783%	\$295.46
<b>164</b>	2600	399	2,999	1.9503%	\$365.09

<b>166</b>	2600	399	2,999	1.9503%	\$365.09
<b>161</b>	2286	514	2,800	1.8209%	\$340.87
<b>163</b>	2286	514	2,800	1.8209%	\$340.87
<b>165</b>	1669	220	1,889	1.2284%	\$229.96
<b>167</b>	2286	514	2,800	1.8209%	\$340.87
<b>201</b>	2212	236	2,448	1.5920%	\$298.01
<b>203</b>	2883	399	3,282	2.1343%	\$399.54
<b>205</b>	2212	236	2,448	1.5920%	\$298.01
<b>207</b>	2883	399	3,282	2.1343%	\$399.54
<b>209</b>	2212	236	2,448	1.5920%	\$298.01
<b>211</b>	2207	220	2,427	1.5783%	\$295.46
<b>213</b>	2600	399	2,999	1.9503%	\$365.09
<b>215</b>	2207	220	2,427	1.5783%	\$295.46
<b>217</b>	2600	399	2,999	1.9503%	\$365.09
<b>219</b>	2600	399	2,999	1.9503%	\$365.09
<b>220</b>	2600	399	2,999	1.9503%	\$365.09
<b>222</b>	2600	399	2,999	1.9503%	\$365.09
<b>224</b>	2207	220	2,427	1.5783%	\$295.46
<b>226</b>	2600	399	2,999	1.9503%	\$365.09

**Totals**      **132,601**      **21,172**      **153,773**      **100.00%**      **\$18,720.00**