

CROWLEY RANCH
INFORMATION REGARDING LOT/HOME OWNERSHIP BEING iN THE NAME OF
A TRUST

As discussed at the Board of Directors' meeting on May 28, 2022, when property on Crowley Ranch is owned by a trust, there must be a "Statement of Authority" filed with the Association Secretary showing who is authorized to represent the trust. While this has always been a requirement, it has never been enforced. It has been ignored.

In order to follow the requirements of the Colorado Common Interest Ownership Act, the Colorado Nonprofit Act, the Crowley Covenants and our Bylaws, we are asking that trust owners comply with the following comments of the Ranch's new attorney.

"As discussed, the Association is able to ask that the trust or entity to designate in writing the name of the person who is authorized to act on behalf of the trust or entity. That natural person can vote and serve on the Board of Directors. In Colorado, the trust or entity will typically fill out a Statement of Authority which is recorded in the real property records. You could ask for a copy of the Statement of Authority from the trust or the relevant pages of the trust agreement that indicate who the trustee is that is able to act on behalf of the trust."

The Board of Directors cannot give legal advice on how to accomplish this task. Rather, please consult with your family attorney, trust attorney or someone who can provide the above noted Statement of Authority. Chances are that you already have the document completed and filed with the proper authorities. Also, Colorado Revised Statutes Title 38-30-172 may provide some helpful information.

Therefore, in order to vote or run for the Board of Directors, please provide a signed copy of the Statement of Authority to the Crowley Ranch Secretary for inclusion in the Ranch files. This signed copy can be scanned and emailed to crroasec@gmail.com, or, mailed to: CRROA, PO Box 237, Chromo, CO 81128.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named the _____
(hereinafter "the Trust"). This Trust is dated _____. This Statement of Authority
is executed on behalf of the Trust pursuant to the provisions of Section 38-30-173 of the Colorado
Revised Statutes.

2. The type of entity is a trust. The property titled in the name of the Trust is:
_____, Chromo, Colorado 81128. This property is commonly
known as Lot _____ on Crowley Ranch Reserve, Chromo, Colorado.

3. The mailing address for the Trust is: _____.

4. The Trust is formed under the laws of the State of _____.

5. The names of the persons authorized to execute instruments conveying, encumbering or
otherwise affecting title to real property on behalf of the Trust are _____
and _____.

6. This Statement of Authority amends and supersedes in all respects any prior Statement of
Authority executed on behalf of the Trust.

The _____ Trust

BY: _____

BY: _____

Dated this _____ day of _____, 202____