

**MacARTHUR PARK HOMEOWNERS' ASSOCIATION, INC.
RESERVE STUDY AND RESERVE FUNDING POLICY**

Effective Date: 17 Dec 09

In compliance with the Colorado Common Interest Ownership Act, the Board of Directors desires to set forth policies and procedures regarding resolution of disputes.

1. **Reserve Study Policy.** The Association has determined to establish a policy on reserve studies as follows:

(a) The Association has a reserve study prepared by the Association's management with assistance from the Board with assistance of management based on a review of the capital assets of the Association. The Association has limited assets for which reserve funds are required. These limited assets include fences, alleyways and monument signs.

(b) The Board's reserve study may be updated or revised on a periodic basis. Updates may be performed by the Association's management agent with assistance of the Board. Updates may be based on a physical examination of the Community by the person(s) preparing the update and/or may update funding information.

2. **Reserve Funding Policy.** The Association has established a policy on reserve funding as follows:

(a) Funding for replacement has been based on a financial review performed by the Association's management agent in consultation with the Board of Directors.

(b) Funding for replacement is planned and projected to be primarily from cash then on hand, including the operating and the reserve accounts. Funding may also include: (i) annual assessments of owners, (ii) special assessments of owners, (iii) a loan, as may be obtained by the Association, and/or (iv) any combination of the above.

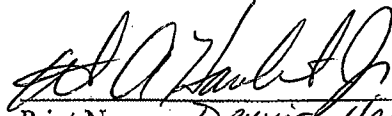
3. **Supplement to Law.** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the MacArthur Park community.

4. **Deviations.** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

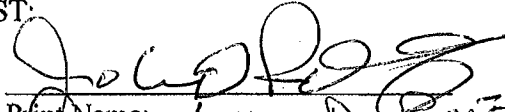
5. **Amendment.** These policies may be amended from time to time by the Board of Directors.

IN WITNESS WHEREOF, the undersigned certify that these reserve study and reserve funding policies were adopted by resolution of the Board of Directors of the Association on this 17th day of December, 2009.

MacARTHUR PARK HOMEOWNERS'
ASSOCIATION, INC.,
a Colorado nonprofit corporation,

By: 
Print Name: Dennis Haubert
Its: President

ATTEST:

By: 
Print Name: Jonathan Root
Title: VP