

**RESOLUTION  
OF THE  
SUNPOINTE AT LAKEWOOD ESTATES II  
ATTIC AND ATTIC SPACE MAINTENANCE**

**SUBJECT:** Maintenance, repair, and insurance obligations of attics and attic spaces.

**PURPOSE:** Adoption of a resolution clarifying the maintenance of attics and attic spaces.

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

**EFFECTIVE DATE:**         JUNE 9        , 2020

**WHEREAS**, Exhibit D of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sunpointe at Lakewood Estates Condominiums II (“Declaration”) requires Owners to maintain and repair spaces within their Units, including but not limited to basements and crawl spaces; and

**WHEREAS**, there is no specific reference to attics and attic spaces in the Declaration; and

**WHEREAS**, the Board of Directors believes it is in the best interest of the Association and Owners to clarify and confirm the maintenance and repair obligations of attics and attic spaces; and

**WHEREAS**, the Board is of the opinion that attics and attic spaces are also spaces within the Units just like basements and crawl spaces;

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors hereby adopts the following resolution:

- 1. Maintenance and Repair of Attics.** Attics and attic spaces are hereby deemed to be spaces within Units like basements and crawl spaces, and therefore the obligation of Owners to maintain and repair.
- 2. Definitions.** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

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 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.** This policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Association certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on JULIE 6, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**SUNPOINTE AT LAKEWOOD  
ESTATES II CONDOMINIUM  
ASSOCIATION, INC.,** a Colorado  
nonprofit corporation

  
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President