

RESOLUTION OF THE CENTRE POINTE STATION ASSOCIATION

RECORDS INSPECTION POLICY

The following policies and procedures were adopted by resolution of the Board of Directors ("the Board") of the Centre Pointe Station Association ("the Association") pursuant to the Declaration, Articles and Bylaws of the Association, and Colorado law at a regular meeting of the Board.

Colorado law requires the Association to adopt a policy for Members to inspect and copy the Association's records. The intent of this policy is to generally define the types of records the Association maintains, define the costs of copies, and provide a general procedure for the Members to inspect and copy records; it is not the intent to limit Members statutory remedies for record inspection.

THEREFORE, IT IS RESOLVED THAT: The following policy shall apply to the inspection and copying of the Association's records:

1. Types of Records

The Association's Statutory Records shall consist of:

- a. Financial records sufficiently detailed to enable the Association to establish the amount of unpaid assessments, late fees, interest, fines and other legal charges for each Unit subject to the Declaration.
- b. Minutes of meetings of the membership and minutes of meetings of the Board and committees of the Board as well as records of all actions taken by the Members or the Board.
- c. Records of the name and address of each Member within the Community.

In addition to the Statutory Records, the Association shall maintain a copy of each of the following at its principal office:

- d. Articles of Incorporation;
- e. Bylaws;
- f. Declaration including Covenants;
- g. Resolutions adopted by the executive Board relating to the characteristics, qualifications, rights, limitations, and objections of Members of the Common Interest Community;

- h. Minutes of all Member's meetings, and records of all actions taken by the Members without a meeting, for the past three years.
- i. All written communication within the past three years to Members generally as Members;
- j. A list of the names and business or home addresses of its current directors and officers; and
- k. A copy of its most recent annual report and financial statements, audits and review for periods ending during the last three years.

2. Inspection Request

A Member, or a duly appointed representative, is entitled to inspect and copy the Association's records during regular business hours at the Association's principal office provided the Member delivers written notice to the Association at least five business days prior to the date the Member expects to inspect and copy the records. Further, if the Member seeks to inspect or copy the statutory records, the Member must:

- a. Describe with reasonable particularity the records the Member wants to review; and
- b. Describe with reasonable particularity the purpose the Member has to want to review the statutory records.

3. Approval to Inspect Records

It is within the reasonable discretion of the Board of Directors, or an agent designated by the Board, to determine if the Member's written notice to inspect the Association's records is made in good faith and for a proper purpose. In determining whether records may be inspected, or copied, the Board or its agent shall consider among other things:

- a. Whether the written notice is made, in good faith, to ascertain the condition of the Association;
- b. Whether the inspection is for an illegal, or improper purpose, or for a purpose other than that stated in the written notice;
- c. Whether the Member or the representative has improperly used information secured through a previous inspection of records;
- d. Whether disclosure would violate a constitutional provision, a statutory provision, a Court Order, or public policy;
- e. Whether disclosure may result in an invasion of personal privacy, breach of confidence or privileged information;

- f. Whether disclosure would unreasonably interfere with or improperly disrupt the operation of the Association; and
- g. Whether inspection results in private harm or damage that outweighs the right to access.

In the event the Board, or its agent, determines the Member's request is not consistent with the standards set forth above, or is not specific with respect to the particular records requested or the particular purpose for which the records are requested, the Member shall be given written notice of the defects of his written request as soon as practical.

4. Limitations on the use of the Association's Records

Without the consent of the Board of Directors, Association records, including a membership list or any part thereof may not be obtained or used by any person:

- a. For any purpose unrelated to a Member's interest as a Members;
- b. To solicit money or property unless such money or property will be used solely to solicit the votes of the unit owners in an election to be held by the Association;
- c. For any commercial purpose; or
- d. To be sold to or purchased by any person or entity.

5. Miscellaneous Provisions

The Member's request should be made on the Association's Notice of Intent to Inspect and Copy Association Records form, but in any event, the request to inspect and copy the statutory records must be made in good faith for a purpose and the records requested must directly relate to the particular purpose described as well as the Member's interest.

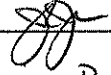
The Association may charge a fee in advance for the estimated amount to copy the records not to exceed the Association's actual cost per page, including services to prepare the records for review, to oversee the Member's inspection, and to prepare the requested copies of the Association's records. In the event a Member's request will result in review and/or copying of voluminous documents, the Association may break the inspection into several sessions to reasonably accommodate the staff at its principal office.

Absent a court order from a Court of competent jurisdiction, the Member shall not be authorized to inspect or copy any confidential communication including but not limited to: a) documents subject to the attorney/client privilege; b) documents subject to privilege imposed by Federal or state law, or by court order; and c) documents that contain information that if disclosed would constitute an invasion of personal privacy (examples include, but are not limited to social security numbers, medical evaluations, employment information, personal bank account or personal financial information).

Careful scrutiny will be employed by the Board for requests to review records pertaining to other Members' accounts with the Association.

In the event a Court of competent jurisdiction finds a provision of this Records Inspection Policy void or otherwise unenforceable, the other provisions shall remain in full effect.

This policy was adopted this 24th day of January 2008 by resolution of the Board of Directors of the Centre Pointe Station Association, a Colorado non-profit corporation.

By  _____
Its President James E. Jones