

LOCKE MOUNTAIN RANCH PROPERTY OWNERS ASSOCIATION

GATE CODES AND MAINTENANCE POLICY

Adopted April 5, 2001

The following resolution has been adopted by the Locke Mountain Ranch Property Owners Association ("Association") pursuant to Colorado Law, at a regular meeting of the Board of Directors.

RECITALS

1. The Association is charged with certain responsibilities regarding providing upkeep and improvements to the entrance gates in the Locke Mountain Ranch Community.
2. The safety and privacy of all Owners and the desire to limit use of our private roads to Owners, their guests, and Owner approved contractors is largely ensured by proper maintenance of our gates.
3. The Board desires to adopt a uniform and systematic procedure to change the gate codes on a scheduled basis.

NOW, THEREFORE, BE IT RESOLVED that the Board does hereby adopt the following policy for changing gate codes:

1. Owner / Contractor Codes. The Board will assign a separate code for Owners and Contractors.
2. Change Codes. The Board will change the Owner's code once per year in August and the Contractor's code once every six months in February and August.
3. Maintenance. Physical maintenance of the gates and/or parts will be performed by a Board member or a duly assigned representative. No maintenance should be performed without the express approval of a Board member. Any repair or repairs to exceed \$250 must be approved by a majority of the Board members prior to repairs being made.
4. Vandalism. In the event of vandalism or other intentional damage to the gates or other Ranch property, the Board reserves the right to report said damages to local law officials and file formal charges.

IN WITNESS WHEREOF, the undersigned have executed this Resolution the 5th day of April, 2001.

Locke Mountain Ranch Property Owners Association,
A Colorado non profit corporation

By: _____
Director

By: _____
Director

By: _____
Director