

**BYLAWS  
OF  
LONGVIEW PARK OWNERS ASSOCIATION**

The name of the corporation shall be LONGVIEW PARK OWNERS ASSOCIATION, a Colorado nonprofit corporation (the "Association").

**ARTICLE 1  
PURPOSES, ASSENT OF MEMBERS, AND DEFINITIONS**

Section 1.1 Purposes. The specific purposes for which the Association is formed are (i) to provide for the maintenance, preservation and control of the Common Interest Community the name of which is LONGVIEW PARK, located on that certain tract of real property situated in the County of Routt, State of Colorado, as more fully described in Exhibit A of the DECLARATION FOR LONGVIEW PARK filed for record with the Clerk and Recorder of Routt County, Colorado, as amended or supplemented from time to time (the "Declaration"), (ii) to serve the legitimate interests of the Owners of the Lots (as defined in the Declaration), and (iii) to promote the general health, safety and welfare of the Owners, residents, and occupants of LONGVIEW PARK.

Section 1.2 Assent. All present or future Owners, tenants, future tenants, or any other persons using the facilities of LONGVIEW PARK in any manner are subject to these Bylaws and any rules adopted by the Executive Board pursuant to these Bylaws. The mere acquisition or rental of any Lot or the mere act of occupancy of any Lot shall constitute an acceptance and ratification of these Bylaws and an agreement to comply with said rules.

Section 1.3 Definitions. Unless otherwise specified, capitalized terms used in these Bylaws shall have the same meanings in these Bylaws as such terms have in the Declaration.

**ARTICLE 2  
MEMBERSHIP**

Section 2.1 Membership. Every Owner shall be a member of the Association. No Owner, whether one or more persons, shall have more than one membership per Lot. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of a Lot.

Section 2.2 Representation on Executive Board. If title to a Lot is held by a corporation, partnership or other legal entity or any combination thereof, or if any entity shall have title to more than one Lot, then that entity may appoint, by a writing furnished to the Association, a delegate to represent each such Lot as a candidate for, and if elected, as a member of, the Executive Board in the manner described below. Such delegate shall not vote as a member of the Association unless such person shall be appointed by a proxy executed in conformance with Section 3.6 of these Bylaws to cast the voting interest of the Lot which he represents.

**Section 2.3 Responsibilities of Members.** Any person, including Declarant, on becoming an Owner of a Lot, shall automatically become a member of the Association and be subject to these Bylaws. Such membership shall terminate without any formal Association action whenever such person ceases to own a Lot, but such termination shall not relieve or release any such former Owner from any liability or obligation incurred under, or in any way connected with, the Association during the period of such ownership, or impair any rights or remedies which the Executive Board of the Association or others may have against such former Owner arising out of ownership of the Lot and membership in the Association and the covenants and obligations incident thereto.

**Section 2.4 Membership Certificates.** No membership certificates shall be issued by the Association.

**Section 2.5 Membership.** The Association shall have one (1) class of voting membership consisting of all Owners.

**Section 2.6 Voting Rights.** Each Lot shall be allocated one (1) vote for the purpose of all Association matters.

**Section 2.7 Election of Directors.** In the election of Directors by Owners, each Member shall have the right to vote the number of votes to which he is entitled with respect to each Executive Board vacancy to be filled at such election for which he is entitled to vote. Cumulative voting shall not be allowed.

### ARTICLE 3 MEETINGS OF MEMBERS

**Section 3.1 Place of Meeting.** Meetings of the Association members shall be held at such place within Routt County, Colorado, as the Executive Board may determine.

**Section 3.2 Annual Meeting.** The first annual meeting of the Association members shall be held within one year after the date of the adoption of these Bylaws. Thereafter, the annual meetings of the Association members shall be held on a date and at a time selected by the Executive Board in each succeeding year. The purpose of the annual meetings is for the election of Directors and the transaction of such other business of the Association as may properly come before the meeting.

**Section 3.3 Special Meetings.** Special meetings of the Association members may be called by the President, the Executive Board, or by members representing not less than twenty-five percent (25%) of the total votes entitled to be cast on Association matters as described in the Declaration.

**Section 3.4 Notice of Meetings.** Written notice given in accordance with Section 9.2 of these Bylaws to the members and stating the place, day, and hour of each meeting, and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered and effective not less than ten (10) nor more than fifty (50) days before the date of the

meeting, by or at the direction of the President or the persons calling the meeting as provided under these Bylaws, to the registered address for notice (as provided in the Declaration) of each Lot entitled to be represented by a vote at such meeting.

**Section 3.5 Adjourned Meetings.** If any meeting of Association members cannot be organized because a quorum, as defined below in Section 3.8, has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is obtained.

**Section 3.6 Proxies.** Votes may be cast in person or by proxy, but no proxy shall be valid after eleven (11) months from the date of its execution unless otherwise provided in the proxy. Proxies shall be filed with the Executive Board of the Association at or before the appointed time of each meeting. The Executive Board shall have the power and authority to approve the form of proxy used and, at minimum, such form shall include the following: (i) identification of the Lot to which the proxy relates; (ii) the name of the holder of the proxy (which must be only one individual); (iii) the scope of the power granted by the proxy; (iv) the duration of the power conveyed by the proxy; and (v) the signature of all Owners of record of the Lot.

**Section 3.7 Designation of Voting Representative--Proxy.** If title to a Lot is held by more than one individual, by a corporation, partnership, or other legal entity, or any combination thereof, a proxy may be executed and filed with the Association appointing and authorizing one person or alternate persons to attend all annual and special meetings of the Association members and to cast the vote allocated to that Lot. Such proxy shall be effective and remain in force unless voluntarily revoked, amended, or sooner terminated by its terms or by operation of law. In the absence of a proxy, the vote allocated to the Lot shall be suspended in the event more than one person or entity seeks to exercise the right to vote on any one matter. In the event that a vote is cast by a member on behalf of such member's Lot without objection at the meeting at which such vote is cast by any other Owner of such Lot, then such person shall be deemed for all purposes under the Declaration and these Bylaws to be the duly and validly appointed representative for all Owners of the Lot, the Association and the Executive Board shall be entitled to rely on the authority of such Owner to vote with respect to the Lot, and the vote cast by such person shall be the validly cast vote of all of the Owners of such Lot and shall bind such other Owners.

**Section 3.8 Quorum and Voting.** Except as otherwise provided in these Bylaws, the presence in person or by proxy of the Association members possessing twenty percent (20%) of all votes entitled to be cast at a meeting of all members shall constitute a quorum, and such members present in person or by proxy shall constitute the members entitled to vote upon any issue presented at a meeting at which a quorum is present. A majority of votes entitled to be cast by such members present in person or by proxy shall be sufficient to make decisions binding on all Owners, unless a different number or method of voting is expressly required by statute or by the Declaration, the Articles of Incorporation of the Association, or these Bylaws. At any meeting of the members of the Association at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

## **ARTICLE 4 EXECUTIVE BOARD**

**Section 4.1 Number and Qualification.** The affairs of the Association shall be governed by an Executive Board, composed of one (1) Director during the Declarant Control Period (hereinafter defined) and three (3) Directors thereafter. The Directors may be nonresidents of Colorado, but all Directors elected by the members (as opposed to any Directors appointed by Declarant pursuant to Section 4.2 below) must be Owners of Lots or their delegates.

**Section 4.2 Declarant Control.** Notwithstanding anything to the contrary provided for herein, Declarant shall be entitled during the Declarant Control Period (defined below) to appoint and remove the Directors and Officers of the Association, subject to the following restrictions:

4.2.1 Not later than sixty (60) days after conveyance by Declarant of twenty-five percent (25%) of the Lots to Owners, at least one Director and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Owners other than Declarant.

4.2.2 Not later than sixty (60) days after conveyance by Declarant of fifty percent (50%) of the Lots to Owners, not less than thirty-three and one-third percent (33 1/3%) of the members of the Executive Board shall be elected by Owners other than Declarant.

4.2.3 Not later than the termination of the Declarant Control Period, the Owners shall elect an Executive Board of at least three (3) Directors, at least a majority of whom shall be Owners other than Declarant or designated representatives of Owners other than Declarant.

4.2.4 The Declarant Control Period is hereby defined as the period of time commencing on date of incorporation of the Association and terminating on the earliest of the following events: (i) sixty (60) days after conveyance by Declarant of seventy-five percent (75%) of the Lots to Owners, (ii) two (2) years after the last conveyance of a Lot by Declarant in the ordinary course of business or (iii) the date on which Declarant voluntarily relinquishes such power evidenced by a notice recorded in the Office of the Clerk and Recorder for Routt County, Colorado.

**Section 4.3 Initial Executive Board.** The Executive Board shall initially consist of one (1) Director. The name and address of the person who is to initially act in the capacity of Director until their his successors are duly elected and qualified are as follows:

NameAddress

Jack Nesbitt

410 Industrial Drive  
Milton, Ontario  
Canada L9T5A6

**Section 4.4 Terms of Office of Initial Board.** The terms of office of the Executive Board initially appointed by Declarant under Section 4.3 above shall be set by Declarant (subject to the provisions of termination under Section 4.2).

**Section 4.5 Terms of Office of Subsequent Boards.** Subject to the requirements of Section 38-33.3-303 of the Act, every Director elected to replace the members of the Executive Board appointed by Declarant during the Declarant Control Period shall serve a term of from one (1) to three (3) years, so that the term of one-third (1/3) of the Directors shall expire each year. Elections of Directors shall be conducted as provided in Section 4.6 below. The Directors shall hold office until their successors have been elected and qualified.

**Section 4.6 Board Elections.** Upon the events listed in Section 4.2 above requiring that certain member(s) of the Executive Board be elected by the Owners other than Declarant, a special meeting of the Association shall be called to hold elections for persons to replace such resigning members of the Executive Board.

The Directors shall hold office until their successors have been elected and qualified. Nominations of candidates for the Executive Board may be made by any member of the Association (including persons who are then members of the Executive Board). The candidates receiving the largest percentage of all votes of members present in person or represented by proxy at the meeting shall be elected. Cumulative voting is prohibited.

**Section 4.7 Removal of Directors.** At any regular or special meeting of the Association duly called at which a quorum exists, any one or more of the Directors may be removed with or without cause by a vote of sixty-seven percent (67%) of the votes of the members present and entitled to be cast at such meeting; provided, however, that any Director appointed by the Declarant may be removed only by the Declarant. Successors may then and there be elected by the members to fill the vacancies thus created.

Any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting. The Executive Board shall designate by resolution or motion when such regular or special meeting shall be held after such meeting is properly set or called in accordance with these Bylaws and Colorado law.

**Section 4.8 Vacancies.** Any vacancy occurring in the Executive Board, other than as provided in Section 4.7 above, may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Executive Board. The term of the Director so elected shall be coincident with the term of the replaced Director.

**Section 4.9 Quorum of Directors.** A majority of the number of Directors fixed from time to time by these Bylaws shall constitute a quorum for the transaction of business which may be conducted by the Executive Board. Any act by a majority of a quorum of the Directors shall be an act of the Executive Board. At any meeting of the Executive Board at which a quorum is present, a quorum shall be deemed to exist throughout such meeting until it is adjourned.

**Section 4.10 Place and Notice of Directors' Meetings.** Any regular or special meetings of the Executive Board may be held at such place within the State of Colorado and upon such notice as the Board may prescribe. Attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except when a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Before, at, or after any meeting of the Executive Board, any member of the Board may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving of such notice. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Executive Board need be specified in the waiver of notice of such meeting. The Executive Board shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all members of the Executive Board. Any action so approved shall have the same effect as though taken at a meeting of the Executive Board.

The Executive Board may participate in a meeting by means of a conference telephone or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting.

**Section 4.11 Powers and Duties.** The Executive Board shall have the powers and duties necessary for the administration of the affairs of the Association. The Executive Board may do all such acts and things which are not specifically required to be done by the members of the Association by law, the Declaration, the Articles of Incorporation of the Association, or these Bylaws.

**Section 4.12 Other Powers and Duties.** Without limiting the generality of the powers and duties set forth in Section 4.11 of these Bylaws, the Executive Board shall be empowered and shall have the powers and duties as follows:

4.12.1 To administer and enforce the covenants, conditions, restrictions, easements, uses, limitations, obligations, and all other provisions set forth in the Declaration.

4.12.2 To adopt and amend from time to time administrative rules and regulations governing the use and operation of the Common Area as provided in the Declaration.

4.12.3 To keep in good order, condition, and repair all the Common Elements ("Common Area"), and all items of personal property, if any, used in the enjoyment of Longview Park Owners in accordance with the terms of the Declaration. No approval of the Owners is required for expenditures for these purposes.

4.12.4 To designate and remove personnel necessary for the operation, maintenance, repair and replacement of the Common Area in accordance with the terms of the Declaration.

4.12.5 In accordance with the terms of the Declaration, to obtain and maintain in effect the insurance coverage specified in the Declaration to the extent that insurance is available from reputable carriers at costs which are not determined to be unreasonable by the Executive Board.

4.12.6 Subject to the budgeting procedures contained in the Declaration, to fix, determine, levy, and collect the prorated annual Assessments to be paid by each of the members towards the gross expenses of the Association, and to adjust, decrease or increase the amount of the Assessments, and to credit any excess of Assessments over expenses and cash reserves to the members against the next succeeding Assessment period.

4.12.7 To levy and collect special Assessments whenever, in the opinion of the Executive Board, it is necessary to do so in order to meet increased operating or maintenance expenses or costs, or additional capital expenses, or because of emergencies, subject to any limitations imposed by the Declaration and the Act, and further subject to the requirement that all special Assessments shall be based on a budget adopted in accordance with the terms of the Declaration prior to levying a special Assessment.

4.12.8 To collect delinquent Assessments by suit or otherwise and to enjoin or seek damages from an Owner as provided in the Declaration and these Bylaws; to enforce a late charge of \$25.00 or such other charge as the Executive Board may fix by rule from time to time in connection with Assessments remaining unpaid more than thirty (30) days from the due date for payment thereof; and to collect interest on unpaid Assessments in accordance with the Declaration at the Rate of 1 ½% percent per month.

4.12.9 To protect and defend the Association from loss and damage by suit or otherwise.

4.12.10 Subject to restrictions as may be set forth in the Declaration and the Act, to borrow funds in order to pay for any expenditure or outlay required for the Association pursuant to the authority granted by the provisions of the Declaration and these Bylaws and to authorize the appropriate officers to execute all such instruments evidencing such indebtedness as the Association may deem necessary; provided, however, that the Association shall not borrow more than \$3,000.00 or cause the Association to be indebted for more than \$3,000.00 at any one time without the prior approval of a majority vote of the members.

4.12.11 To dedicate, sell, or transfer all or any part of the Common Area to any public, governmental, or quasi-governmental agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; and subject to such additional limitations as may be set forth in the Declaration and the Act. The Act currently restricts the conveyance or encumbrance of the Common Area pursuant to Section 38-33.3-312 of the Act.

4.12.12 To enter into contracts within the scope of their duties and powers, including, without limitation, contracts with any District or other homeowner's' associations or entities to provide services for the benefit of members and their families, guests, tenants and invitees.

4.12.13 To establish a bank account for the treasury and for all separate funds which are required or may be deemed advisable by the Executive Board.

4.12.14 To keep and maintain full and accurate books and records showing all of the receipts, expenses or disbursements of the Executive Board and to permit examination thereof by Owners at convenient weekday business hours.

4.12.15 To prepare and deliver annually to each member a statement showing all receipts, expenses, or disbursements since the last such statement, including depreciation and other tax information.

4.12.16 To appoint members of the Design Review Board in conformance with the provisions of the Declaration.

4.12.17 In general, to perform all other Functions and acts permitted under the Act, to carry on the administration of the Association and to do all those things necessary and responsible in order to carry out the proper governance and operation of the Association, all in accordance with the Declaration.

Section 4.13 Managing Agent. The Executive Board may employ for the Association a Managing Agent at a compensation established by the Executive Board, to perform such duties and services specified in Section 4.12 above as the Executive Board shall authorize; provided, however, that the Executive Board in delegating such duties shall not be relieved of its responsibility under the Declaration or the Act.

Section 4.14 Directors' Compensation. Directors shall not be paid any compensation for their services performed as such Directors unless a resolution authorizing such remuneration shall have been adopted by the Association. Each member of the Executive Board shall receive reimbursement for reasonable transportation, meals, and lodging expenses for attendance at any regular or special meeting of the Executive Board or for other actual expenses incurred in connection with the performance of his duties of office as a member of the Executive Board.

## ARTICLE 5 OFFICERS AND THEIR DUTIES

Section 5.1 Enumeration of Officers. The officers of the Association shall be a President, Vice-President, Secretary, Treasurer and such other officers as the Executive Board may from time to time by resolution create. The President must be a member of the Executive Board.



**Section 5.2 Election of Officers.** The election of officers shall take place at the first meeting of the Executive Board and thereafter at the first meeting of the Executive Board following each annual meeting of the members.

**Section 5.3 Term.** The officers of the Association shall be elected annually by the Executive Board and each shall hold office for one year unless such officer shall sooner resign, or shall be removed or otherwise disqualified to serve.

**Section 5.4 Special Appointments.** The Executive Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Executive Board may from time to time determine.

**Section 5.5 Resignation and Removal.** Any officer may be removed from office with or without cause by the Executive Board. Any officer may resign at any time by giving written notice to the Executive Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**Section 5.6 Vacancies.** A vacancy in any office may be filled by appointment by the Executive Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

**Section 5.7 Multiple Offices.** Any two or more offices may be held by the same Person.

**Section 5.8 Duties.** The duties of the officers are as follows:

**5.8.1 President.** The President shall: preside at all meetings designated for all Association members and the Executive Board; see that orders and resolutions of the Executive Board are carried out; sign all leases, mortgages, deeds, and other written instruments; co-sign all promissory notes; and exercise and discharge such other duties as may be required of the President by the Executive Board.

**5.8.2 Vice-President.** The Vice-President shall: act in the place and stead of the President in the event of his absence, inability, or refusal to act; and exercise and discharge such other duties as may be required of the Vice-President by the Executive Board.

**5.8.3 Secretary.** The Secretary shall: record the votes and keep the minutes of all meetings and proceedings of the Executive Board and of the members; keep the corporate stamp or seal of the Association and place it on all papers requiring said stamp or seal; serve notice of meetings of the Executive Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as required by the Executive Board.

5.8.4. Treasurer. The Treasurer shall: receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Executive Board; co-sign all promissory notes of the Association; sign all checks of the Association unless the Executive Board specifically directs otherwise; keep proper books of account; at the direction of the Executive Board, cause an annual audit of the Association books to be made by a public accountant at least once in every three fiscal years; and prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

## ARTICLE 6 INDEMNIFICATION OF DIRECTORS AND OFFICERS

To the extent permitted by law and consistent with the Articles of Incorporation of the Association, the Association shall indemnify every Director, Officer, employee and agent of the Association against any liability asserted against or incurred by such person in any such capacity or arising out of that person's capacity as such. The indemnification permitted under this Article shall not extend, in any event, to any act or omission occurring prior to the date of incorporation of the Association.

In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of such actions or omissions in the performance of such person's duties for the Association. The foregoing rights shall not be exclusive of other rights to which such Director or officer or other person may be entitled. All liability, loss, damage, cost, and expense arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as a Common Expense.

## ARTICLE 7 AMENDMENTS AND CONFLICTS

Section 7.1 Amendments. These Bylaws may be amended by action of the Executive Board at a regular or special meeting of the Executive Board. No amendment shall serve to shorten the term of any Director, conflict with the Act or delete any provision which must be contained in these Bylaws under the terms of the Act, or conflict with the Articles Of Incorporation of the Association or the Declaration.

Section 7.2 Compliance With the Act. These Bylaws are intended to comply with the requirements of the Act. If any of these Bylaws conflict with the provisions of the Act, the provisions of the Act will govern the Association.

Section 7.3 Conflict Between Documents. In the case of any conflict between the articles of incorporation of the Association and these Bylaws, the articles shall control; and in the case of any conflict between the Declaration and these Bylaws or the Articles of Incorporation of the Association, the Declaration shall control.

## ARTICLE 8 NONPROFIT CORPORATION

The Association is not organized for profit. No member of the Association, member of the Executive Board, or person from whom the Association may receive any property or funds or shall be lawfully entitled to receive any pecuniary profit from the operations of the Association, and in no event shall any part of the funds or assets of the Association be paid as a dividend, or be distributed to, or inure to the benefit of, any member of the Association or of the Executive Board. The foregoing, however, shall neither prevent nor restrict the following: (1) reasonable compensation may be paid to any member or Director acting as an agent or employee of the Association for services rendered in effecting one or more of the purposes of the Association, (2) any member or Director may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association, and (3) the distribution of any proceeds of insurance or from condemnation or the sale of Common Area as described in the Declaration.

## ARTICLE 9 OBLIGATIONS OF THE OWNERS

Section 9.1 Assessments. Except as otherwise provided in the Declaration, all Owners shall be obligated to pay the Assessments imposed by the Association to meet the Common Expenses. Unless otherwise determined by the Association, the annual Assessments, and any special Assessments which are to be paid in periodic installments, shall be paid periodically in advance and shall be due and payable to the Association at its principal office, or as the Association may otherwise direct in any Management Agreement, without notice (except as otherwise required by the Declaration), on the first day of the payment period. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting of members, within the meaning of these Bylaws, if, and only if, he shall have fully paid all Assessments made or levied against him and the Lot owned by him.

Section 9.2 Registration of Mailing Address. All Owners of each Lot shall have one and the same registered mailing address to be used by the Association for mailing of notices, demands, and all other communications; and such registered address shall be the only mailing address of a person or persons, firm, corporation, partnership, association, or other legal entity or such combination thereof to be used by the Association. Such registered address of an Owner or Owners shall be furnished by such Owners to the secretary of the Association within five days after transfer of title; and such registration shall be in written form and signed by all of the Owners of the Lot or by such persons as are authorized by law to represent the interests of all Owners thereof. If no such address is registered or if all of the Owners cannot agree, then the address shown on the deed to the Lot shall be deemed their registered address for the purposes of this Section until another registered address is furnished as required under this Section. If the Lot is the registered address of the Owners, then any notice shall have been deemed to be duly given if it is delivered to any person occupying that Lot or, if such Lot is unoccupied, if the notice is held and available for the Owners at the principal office of the Association. The registered address may be changed from time to time by designation in accordance with this Section.

**Section 10.3 Use of Common Area.** Each Owner shall use the Common Area in accordance with the purpose for which it is intended without hindering or encroaching upon the lawful rights of the other Owners.

**Section 10.4 Assessments, Debts, and Other Obligations By Owner.** The Assessments, debts, and other obligations assumed by each Owner include the following:

10.4.1 The duty of an Owner as set forth in the Declaration to reimburse the Association for repair or replacement of Common Area, when such repair or replacement is occasioned by the negligent or willful act or omission of said Owner, his family members, employees, guests, or invitees.

10.4.2 The duty to pay all annual, special, and default Assessments provided for and governed by the Declaration and levied for any purpose authorized by the Declaration.

10.4.3 The responsibility for each Owner to obtain that insurance related to his Lot provided for in the Declaration.

10.4.4 The duty to pay any separately metered or assessed utility costs and ad valorem taxes and special assessments levied by the State of Colorado, or any political subdivision thereof, on an Owner's Lot.

10.4.5 The duty to indemnify and hold harmless each of the other Owners and the Association, from any liability arising from the claim of any mechanics' liens against an Owner's Lot or against the Common Area.

10.4.6 The duty to adhere to and comply with all use restrictions set forth in the Declaration.

10.4.7 The burdens imposed by the easements set forth in the Declaration.

10.4.8 The obligation to submit to the appointment of the Association as attorney in fact for purposes of dealing with the Common Area upon its damage, destruction, or obsolescence as provided in the Declaration.

10.4.9 The restrictions, limitations, and prohibitions relative to partitioning, severing ownership interests in the Common Area, and leasing Lots as set forth in the Declaration.

10.4.10 Such other duties and obligations as may be imposed under the Declaration or these Bylaws and other Association Documents.

## **ARTICLE 10 COMMITTEES**

The Executive Board of the Association may appoint such committees of Directors as deemed appropriate in carrying out its purposes.

## **ARTICLE 11 BOOKS AND RECORDS; STATEMENT OF ACCOUNT**

Section 11.1 Inspection. The records of receipts and expenditures of the Executive Board and other books, records and papers of the Association, including the Declaration, the Articles Of Incorporation, and these Bylaws of the Association, as well as any Management Agreement and any rules and regulations of the Association, shall be available for inspection during convenient weekday business hours by the Owners at the principal office of the Association, where copies may be purchased at reasonable cost.

Section 11.2 Statement of Account. Upon fourteen (14) calendar days' prior written notice to the relevant Managing Agent, if any, or to the Executive Board, and payment of a reasonable fee, any Owner shall be furnished a statement of the Owner's account setting forth the amount of any unpaid assessments or other charges due and owing from such Owner, together with such other information available pursuant to the Declaration.

## **ARTICLE 12 CORPORATE SEAL**

The Association shall have a seal or stamp in circular form having within its form the words: "LONGVIEW PARK OWNERS ASSOCIATION".

## **ARTICLE 13 FISCAL YEAR**

The Executive Board shall establish the fiscal year of the Association.

**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am the duly appointed and acting Secretary of LONGVIEW PARK OWNERS ASSOCIATION, a Colorado nonprofit corporation; and

That the foregoing Bylaws constitute the original Bylaws of the Association, as duly adopted by written action of the Executive Board on July 14, 2001.

Dated: July 14, 2001.

[Signature]  
Secretary