

**RESOLUTION
OF THE
NORTHPARK HOMEOWNERS ASSOCIATION, INC.
REGARDING ADDITION OF
NORTHPARK LENDING LIBRARY**

- SUBJECT:** Adoption of a policy and procedure regarding Resident requests to install a NorthPark Lending Library on the NorthPark Common Area.
- PURPOSE:** To adopt a policy and procedure to be followed when a NorthPark Resident requests permission to install a memorial Small Box Library Structure on Northpark Common Area.
- AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation of the Association, and Colorado law.
- EFFECTIVE DATE:** April 15, 2022
- RESOLUTION:** The Association hereby adopts the following policy and procedure regarding Board authorization for the addition of a NorthPark Lending Library in the Common Area.

General Duty. The Board of Directors shall use its best efforts at all times to make decisions that are consistent with high principles, and to protect and enhance the value of properties of the members and Association. All Directors shall exercise their power and duties in good faith and in the best interest of, and with utmost loyalty to the Association. All Directors shall comply with all lawful provisions of the Declaration and the Association's Articles, Bylaws, and Rules and Regulations.

1. Definitions.
 - a. "Association" means the NorthPark Homeowners Association, Inc.
 - b. "NorthPark Lending Library" means a small library structure that sits on a secure pedestal and conforms to the requirements below and provides free books to the community while serving as a memorial to a person or event.
 - c. "Board" means the Association's Board of Directors.
 - d. "Resident" means an owner of a home in NorthPark Homeowners Association, Inc.
 - e. "Common Area" means all landscape tracts and Association-owned structures, including but not limited to, clubhouse, pool, tennis courts, playground equipment.
2. Criteria for Installation of Memorial NorthPark Lending Library.
 - a. The NorthPark Lending Library request must be a memorial and placed on Common Area only. Therefore, it must also adhere to the **Policy for Memorial Structures** listed on NorthPark's HOA website.

- b. A Resident who wishes to place a memorial NorthPark Lending Library in the Common Area in honor of a loved one shall provide a detailed set of plans to the Board for approval prior to any commencement of installation. This policy provides the guidelines for a NorthPark Lending Library in the Common Area. Again, the Resident's plans **shall also** adhere to the **Policy for Memorial Structures** listed on NorthPark's HOA website.
 - c. A maximum of four memorial NorthPark Lending Libraries shall be allowed in the Common Area as determined by the Board.
 - d. The size cannot exceed the following size specifications : 22" wide x 18" deep and 36" tall. It must be secured to a sturdy post or foundation. The exact specifications must be approved by the Board.
 - e. The Resident requesting permission to install this structure shall be responsible for all maintenance and any future repair and/or replacement of the structure which includes the structure itself and the exterior appearance. The Resident is also responsible for any repairs to the Common Area incurred during the installation.
 - f. The Resident is responsible for adding, monitoring, and maintaining the books on a regular basis. **Be cognizant that people of all ages will have access to these books.**
 - g. The Board has the right to ask the Resident to remove the structure if it is not maintained, if there are consistent complaints about the books that are available, or if it is found to be not actively used for an extended period of time.
 - h. The Board has the right to remove the structure if the Resident does not comply with these guidelines and the **Policy for Memorial Structures**. If the Board removes the library due to the Resident not complying with these policy guidelines, the Board does not assume any responsibility for damages to the library.
3. Review of Policy. The Board shall review this Policy and the procedures contained herein periodically to determine whether any provisions or amendments to this Policy are necessary or warranted.
4. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
5. Supplement to Law. The provisions of the 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 Project.
6. 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.
7. Amendment. This procedure may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Northpark Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors at a duly called and held meeting of the Board of Directors on and in witness thereof, the undersigned has subscribed his/her name.

NorthPark Homeowners Association, Inc.
a Colorado nonprofit corporation

BY: Marie Struckman

Date: April 24, 2022

Marie Struckman
President