

**RESOLUTION
OF THE
NORTHPARK HOMEOWNERS ASSOCIATION, INC.
REGARDING ADDITION OF MEMORIALS IN COMMON AREAS**

SUBJECT: Adoption of a policy and procedure regarding Resident requests to install Memorial Structures on Northpark Common Areas.

PURPOSE: To adopt a policy and procedure to be followed when a Northpark Resident requests permission to install a Memorial Structure on Northpark Common Areas.

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

**EFFECTIVE
DATE:** October 8, 2012

RESOLUTION: The Association hereby adopts the following policy and procedure regarding Board authorization for the addition of Memorial Structures in Common Areas.

1. 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.
2. Definitions.
 - (a) "Association" means the Northpark Homeowners Association, Inc.
 - (b) "Memorial structure" means a structure, including but not limited to benches, walls, trees, plaques or other memorial objects serving to memorialize 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 Areas" means all landscape tracts and Association-owned structures, including but not limited to, clubhouse, pool, tennis courts, playground equipment.
3. Criteria for Installation of Memorial Structures.
 - (a) All Residents who wish to place a Memorial Structure in Common Areas in honor of a loved one shall provide a detailed set of plans to the Board for approval prior to commencement of installation.
 - (b) Resident requesting permission to install a Memorial Structure shall be responsible for any future repair and/or replacement of the Memorial Structure.
 - (c) Resident requesting permission to install a Memorial Structure shall be responsible for any repairs to Common Area incurred during installation of Memorial Structure.

4. Criteria for Board Authorization. The Board shall grant approval for Memorial Structures based on the following criteria:
 - (a) The Memorial Structure shall be permitted only for Northpark Residents unless, in the Board's sole discretion, a decision is made to allow a Memorial Structure for a non-resident.
 - (b) The Board shall have the right to determine the location of the Memorial Structure if, in their best judgment, another site on the Common Area is more appropriate.
 - (c) The Board shall have the right, in their sole discretion, to determine a limit to the number of Memorial Structures to be placed in or on Common Areas. In the event that the Board concludes that a limit has been reached in terms of the number of physical Memorial Structures in Common Areas, the Board shall offer the Resident the option of planting a tree in a designated location with an optional memorial plaque.
 - (d) The Association shall not reserve for replacement of said Memorial Structure.
5. 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.
6. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
8. 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.
9. 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.
10. 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 October 8, 2012 and in witness thereof, the undersigned has subscribed his/her name.

Northpark Homeowners Association, Inc.
a Colorado nonprofit corporation

By: *Sri Goldstein*
President