

**RESOLUTION OF THE  
TALL PINES RANCH HOMEOWNER'S ASSOCIATION  
REGARDING POLICIES AND PROCEDURES FOR  
USAGE OF WATER**

**SUBJECT:** Adoption of a policy and procedure regarding the usage of water by the Owners.

**PURPOSE:** To adopt a uniform fee policy for Owners who use water in excess of the maximum allotment of 146,946 gallons per year.

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

**EFFECTIVE**

**DATE:** April 13, 2010

**RESOLUTION:** The Association hereby adopts the following policy regarding usage of water.

1. The usage of water by an Owner in excess of 146,946 gallons per year will be subject to an excess usage fee of \$4.91 per 1,000 gallons rounded to the nearest 1,000 gallons. The funds collected will be set aside to provide a financial reserve for water augmentation expenditures as may be required by the State of Colorado.
2. The reading will be calculated by taking the reading from the prior reading year and compare it to the current reading. Readings are taken on or about October 31<sup>st</sup> annually.
3. This policy will be effective for usage beginning with the time period of the reading reported for October 31, 2009 through October 31 2010 and continue annually thereafter.
4. A member of the Board will have the right to independently verify any reading reported for any year.
5. Each Owner meter will be independently read at each residence a minimum of once every 3 years.
6. Meter readings will be independently read and reconciled to reported annual readings each time a property changes ownership.

7. The Association will bill the Owner for the excess usage and have the same rights of collection as with any other Owner obligation.
8. An Owner is responsible for the accuracy of his meter; however a meter proven to be providing excess false readings will warrant a waiver request to the Board. The Board will have sole discretion to grant or not grant a waiver of the fee after a review of all the facts.
9. The Board and/or the State of Colorado may take additional punitive action for habitual violators.

**Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

**Supplement to Law:** The provisions of this 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 community.

**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.

**Amendment:** This Resolution may be amended from time to time by the Board of Directors.

**PRESIDENTS**

**CERTIFICATION:**

The undersigned, being the President of the Tall Pines Ranch Homeowner's Association, a Colorado nonprofit corporation, certifies the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on April 13, 2010 and in witness thereof, the undersigned has subscribed his/her name.

**TALL PINES RANCH HOMEOWNER'S ASSOCIATION,**

**A Colorado non-profit corporation**

**By: signed  
President**