

**RESOLUTION
OF
GREENBROOK TOWNHOUSE ASSOCIATION, INC**

SUBJECT: Window Screens

PURPOSE: To provide notice of the Association's adoption of a policy regarding the requirement for screens in all unit windows.

AUTHORITY: The Bylaws, Article VII, Section C. and The Declaration of Covenants, Conditions And Restrictions, Article V, Section 2.

DATE: January 13, 2016

NOTICE: The Board of Directors adopts the following Resolution:

WHEREAS, Article VIII, Section 1d of the Bylaws states:

~~The Board of Directors shall have the power to exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation or the Declaration; and~~

WHEREAS, The Declaration of Covenants, Conditions And Restrictions for Greenbrook Townhouses, Article VI, Section 1 states places responsibility for the maintenance of windows and their screens to unit owners.

WHEREAS, The Board of Directors adopts Architectural Standards for the benefit of all residents and Owners of Units in Greenbrook Townhouses Association and to promote the common good and enjoyment of the homeowners' investment, to protect property values, and to maintain a pleasant and safe living environment; and

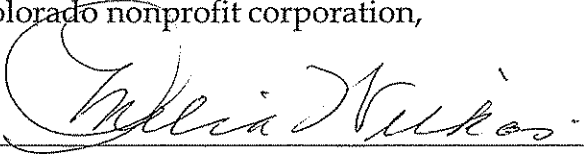
THEREFORE, The Board of Directors establishes a rule requiring that all windows be equipped with window screens and that these window screens shall installed and maintained in good condition by the unit owner.


Violations of these rules are subject to the Association's Covenant Enforcement Policy including potential fines and attorney action.

CERTIFICATION: The undersigned, respectively being the President and Secretary of the Greenbrook Townhouses Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the

Association on January 13, 2016, and in witness thereof, the undersigned have subscribed their names.

GREENBROOK TOWNHOUSES ASSOCIATION, INC.,
A Colorado nonprofit corporation,

By: 
President

Attest: 
~~Secretary~~ TREAS.