

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE NEWPORT PLACE CONDOMINIUMS ASSOCIATION, INC.  
TO MODIFY MAXIMUM INTEREST RATE**

RE: Modifying Maximum Interest Rate

**Recitals**

A. The Newport Place Condominiums Association, Inc. ("Association") is a Colorado nonprofit corporation, duly organized and existing under the laws of the State of Colorado.

B. New legislation has been incorporated into the Colorado Common Interest Ownership Act that supersedes the Association's governing documents.

**Resolution**

NOW, THEREFORE, BE IT RESOLVED,

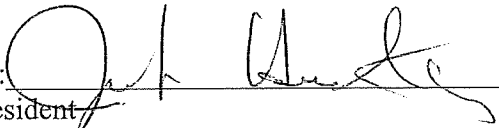
1. Notwithstanding any provisions to the contrary in the Declaration of Covenants, Conditions and Restrictions of The Newport Place Condominiums, A Condominium Project Located in the City and County of Denver State of Colorado ("Declaration"), the maximum interest rate allowed on unpaid assessments, fines, fees or other assessed amounts, shall be set at eight percent (8%) per annum.

2. This Resolution shall replace and supersede all previous resolutions, policies, rules, and regulations regarding the subject matter of this Policy.

The undersigned hereby certify that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the 23 day of September, 2022.

The Newport Place Condominiums  
Association, Inc.

Attested:

By:   
President

\_\_\_\_\_  
Secretary

**RESOLUTION  
TO AUTHORIZE REFERRAL OF A DELINQUENT ACCOUNT TO ATTORNEY FOR  
COLLECTION**

RE: Delinquent Account Referral to Attorney, \*Property Address\*

WHEREAS, The Newport Place Condominiums Association, Inc. (“Association”) is a Colorado nonprofit corporation, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Association is run by a Board of Directors (“Board”) which governs the Association; and

WHEREAS, the Board, in furtherance of its duties, has determined it prudent to refer delinquent accounts to an attorney to collect past due amounts and to protect the financial interests of the Association; and

WHEREAS, the balance of the assessments and charges secured by the Association’s lien on the following Unit have become delinquent:

Unit Address: \*Unit Address\* owned by \*Owner(s)\*

WHEREAS, the Association has notified the above-referenced Unit Owner of the delinquency pursuant to C.R.S. § 38-33.3-209.5(1.7)(a)(I); and

WHEREAS, Moeller Graf, P.C. serves as counsel to the Association.

NOW THEREFORE, BE IT RESOLVED, the Board has formally resolved, by a recorded vote at a meeting conducted pursuant to C.R.S. § 38-33.3-308(4)(e), to refer the delinquent account in question to its counsel for collection.

{Signatures on the following page.}

The undersigned hereby certify that the foregoing Resolution was adopted by recorded vote of the Board of Directors of the Association during executive session, pursuant to C.R.S. § 38-33.3-209.5(1.7)(a)(I) and C.R.S. § 38-33.3-308(4)(e).

September 23, 2022

The Newport Place Condominiums  
Association, Inc.

Attested by:

By: [Signature]  
President Signature

[Signature]  
Attestor Signature

Jennifer Hathaway  
President Printed Name

LYNDA REIFMAN ABBOTT  
Attestor Printed Name

ABBOTT  
Attestor Title/Position in Association

