

RESOLUTION OF THE BOARD OF DIRECTORS OF THE WHITE HORSE HOMEOWNERS ASSOCIATION
(Drainage Easement and Owner Improvement – Lot 7)

WHEREAS, the Association holds and is responsible for certain recorded easements within the subdivision for drainage purposes; and

WHEREAS, an enclosed drainage system has been installed within or adjacent to the drainage easement serving Lot 7 (the "Improvement"); and

WHEREAS, the Association's Covenants, Conditions, and Restrictions ("CC&Rs") allocate maintenance responsibilities and cost allocations between the Association and individual Lot Owners; and

WHEREAS, the Board of Directors desires to clarify ownership, responsibility, and maintenance obligations relating to the Improvement and the associated drainage easement;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Easement Interest. The Association acknowledges that it claims, holds, and is responsible only for the recorded drainage easement as set forth in the applicable plat, easement instruments, and governing documents.

2. Ownership and Responsibility for Improvement. The enclosed drainage system located within or affecting the drainage easement serving Lot 7 constitutes an owner-installed Improvement owned by the owner of Lot 7. The Lot 7 owner bears full responsibility for the Improvement, including but not limited to its structural integrity, engineering adequacy, ongoing functionality, repair, replacement, and all associated risks, all as provided under the CC&Rs.

3. Association Maintenance Obligation. The Association's responsibility is limited to routine maintenance necessary to preserve the drainage function within the recorded easement. Nothing in this Resolution shall be construed to impose upon the Association any obligation to maintain, repair, replace, or upgrade the owner-installed Improvement itself.

4. Cost Allocation. To the extent that maintenance, repair, or related work within the easement is required and such work is necessitated by, attributable to, or increased due to the presence, condition, or failure of the owner-installed Improvement, such incremental costs shall be assessed to the owner of Lot 7 in accordance with Section 8.7(b) of the CC&Rs.

ADOPTED by the Board of Directors this 5th day of July, 2026.

President

eSigned by:
Jeffrey Genender
07/05/2026 @ 15:12 MDT

Secretary

eSigned by:
Debi Gioia
07/06/2026 @ 11:12 MDT

Treasurer

eSigned by:
Pat Buckford
07/05/2026 @ 16:08 MDT

Signature Certificate

Document completed by all parties on 07/06/2026 @ 11:12 MDT

Document ID: 6a4ac8b5244b46001f2c8e54

Sender information

Sent On: 07/05/2026 @ 15:12 MDT
Timezone: Mountain Daylight Time
Sender: Jeffrey Genender jgenender@savoirtech.com
Sender IP: 74.213.205.35

Signer

Signature



Jeffrey Genender
jgenender@savoirtech.com

Received: 07/05/2026 @ 15:12 MDT
Viewed: 07/05/2026 @ 15:12 MDT
Signed: 07/05/2026 @ 15:12 MDT

Jeffrey Genender

IP: 74.213.205.35



Debi Gioia
debigioia@gmail.com

Received: 07/05/2026 @ 15:12 MDT
Viewed: 07/06/2026 @ 11:11 MDT
Signed: 07/06/2026 @ 11:12 MDT

Debi Gioia

IP: 74.213.205.15



Pat Bickford
pbickford@ai-colorado.com

Received: 07/05/2026 @ 15:12 MDT
Viewed: 07/05/2026 @ 16:07 MDT
Signed: 07/05/2026 @ 16:08 MDT

Pat Bickford

IP: 67.40.202.170

