RESOLUTION OF
VILLAGE CENTER CONDOMINIUM ASSOCIATION

SUBJECT: Replacement of exterior windows and sliding glass doors.

PURPOSE: To provide a process by which Owners may replace the exterior windows and sliding glass doors to their Units with approved models, at their own expense, to obtain an exemption from future capital assessments.

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

EFFECTIVE DATE: April 15, 2025

RESOLUTION:

WHEREAS, the Association has the authority to adopt reasonable rules and regulations regarding the Units and operation of the community including replacement of windows; and

WHEREAS, the Association is responsible for the maintenance of certain components within the community, including exterior windows and sliding glass doors; and

WHEREAS, while the Association remains responsible for the maintenance of these components, it has decided to allow Owners to replace the exterior windows and sliding glass doors to their Units, at their own expense as permitted below; and

WHEREAS, Owners who elect to perform the replacement of these components may be exempt from the Association's future capital improvement project and associated assessment.

NOW, THEREFORE, BE IT RESOLVED:

1. Approved Models. The only exterior window and sliding glass door models authorized for installation by Owners pursuant to this Resolution shall be those from the Marvin Elevate Bronze Series (fiberglass exterior/wood interior) and the Marvin Essential Bronze Series (fiberglass exterior and interior).

2. Owner Approval and Installation Process.

    a. No installation of exterior windows or sliding glass doors may occur without prior written approval from the Board of Directors, following Owner's submission of an "Application for Home Improvement," available on the Association's website.

    b. All installations must comply with the Association's Rules and Regulations regarding condominium renovations.

3. Exemption from Capital Assessment. Owners who elect to replace their own exterior windows or sliding glass doors at their own expense, and who do so prior to the commencement of the Association's capital improvement project, shall be exempt from the following capital assessment for such components, provided that:

   a. The components are replaced with the approved Marvin Elevate or Essential Bronze Series model(s), as specified in Section 1 of this Resolution; and

   b. The installation is performed in accordance with the Association's standards, and the components remain in satisfactory condition at the time of the Association's capital improvement project, as determined by the Board of Directors.

4. Limitation. This Resolution applies solely to the replacement and installation of exterior windows and sliding glass doors as specified herein. All other components of the community which are the responsibility of the Association shall not be subject to the same exemptions provided herein.

5. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement to the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

6. Enforcement. Violations of this Resolution shall be enforced in accordance with the Association's Enforcement Policy.

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

8. 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.

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

DIRECTOR'S CERTIFICATION: The undersigned, being the Director of Village Center Condominium Association, a Colorado nonprofit corporation, certifies the foregoing Resolution was approved and adopted by the Board of Directors of the Association unanimous consent on April 15, 2025, and in witness thereof, the undersigned has subscribed their name.

VILLAGE CENTER CONDOMINIUM ASSOCIATION,
a Colorado nonprofit corporation

By: _____
President

Actions Subsequent to the Resolution:

Sierra Pacific Window Option

The board approved the motion cast on April 9, 2026, to include the Sierra Pacific aluminum clad bronze #024 line to the HOA's window and sliding door models approved for replacement.

Pella Impurvia Window Option

On October 27, 2026, the board motioned and approved the inclusion of Pella Impurvia Windows, bronze color, as an additional model approved for replacement.

HOA Project Opt In or Out Decision

On October 27, 2026, the board motioned and approved the following:

Each homeowner must elect one of the following options:

1. OPT IN: Participate fully in the HOA-managed 2027 replacement project for all windows and sliding glass doors within the owner's unit.
2. OPT OUT: Decline participation in the 2027 project and assume responsibility for independently arranging and paying for all required replacements, in accordance with the Association's *Resolution Regarding Window and Sliding Door Replacement* and its *Rules and Regulations*.

Owners who OPT IN will be included in the 2027 project and assessed according to a schedule based on each participating unit's allocated interest within the OPT IN group.

Owners who OPT OUT will not be included in the 2027 project or its associated assessment.

The Association will send written notice to all homeowners by both email and USPS, providing instructions and an opportunity to make an election. Homeowners who do not respond by the stated deadline, which has not yet been determined, will automatically be deemed to have OPTED IN and will be included in both the 2027 project and its associated assessment.

In subsequent years, the HOA will periodically inspect the windows and sliding glass doors in units that OPTED OUT to evaluate their condition and structural integrity. Pursuant to the Association's Declarations, the HOA retains responsibility for windows and sliding glass doors. If any window or sliding glass door fails inspection, the HOA will arrange for its replacement and assess the associated cost to the respective unit owner.