

**RESOLUTION
OF
GOLDEN BEAR HOMEOWNERS ASSOCIATION
REGARDING PAINTING OF CONCRETE**

WHEREAS the Declaration of the Association gives the Association, through its Board of Directors, the authority to adopt policies, procedures & rules governing the operation of the Association, therefore;

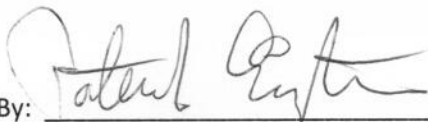
RESOLVED that the Board of Directors have adopted the following clarification on the homeowner's ability to paint concrete steps to the front door of a residence :

The painting/coating of front entryway steps is allowed, provided the following conditions are met:

1. A DRC Application must be submitted for review, and include a sample of the intended color of product that will be used.
2. Only the portion of the concrete that runs perpendicular to the street, not parallel, is able to be painted/coated.
3. The preferred color of product is "concrete grey", but other muted colors will be considered. It is within the DRC Committee's exclusive right to deny any proposed color, that is deemed to be unacceptable, bright, contrasting, or otherwise.
4. It is the recommendation, not the requirement, that "grit" is included in the coating, to provide ample traction on the concrete.
5. The HOA, Board of Directors, and/or Landscape Contractor take on no liability in the event the paint/coating is damaged, as a result of regular maintenance performed by the HOA and/or it's contractors, including landscape maintenance and snow removal services.
6. The individual homeowner is responsible for ongoing maintenance of the concrete, including and not limited to the re-painting/re-coating of the concrete.

GOLDEN BEAR HOMEOWNERS ASSOCIATION, INC.

A Colorado nonprofit corporation,

By:  _____

Its: President